



BOARD OF ADJUSTMENT AND APPEALS AGENDA

Thursday, November 1, 2012

6:30 p.m.

Coon Rapids City Center

Council Chambers

Consideration of Assessment Objections

Call to Order

Roll Call

Adopt Agenda

Approval of Minutes from Previous Meeting

August 2, 2012

New Business

1. Special Assessment Objection, Mary Kay Smith, 356 108th Avenue, 24-31-24-12-0029, Case 12-27V
2. Special Assessment Objection, Nhia Yang and Chao Xiong, 211 110th Avenue, 13-31-24-43-0058, Case 12-28V
3. Special Assessment Objection, Jennifer Gordon, 12140 Zea Circle, 08-31-24-23-0072, Case 12-29V
4. Special Assessment Objection, Tiffany Breske, 10748 Flora Street, 21-31-24-22-0041, Case 12-30V
5. Special Assessment Objection, Richard Pffifner, 10960 Foley Boulevard, 13-31-24-34-0080, Case 12-31V
6. Special Assessment Objection, Matthew Crowder, 2079 111th Lane, 15-31-24-31-0080, Case 12-32V
7. Special Assessment Objection, Aleksandr and Erika Perzhu, 12362 Thrush Street, 10-31-24-22-0103, Case 12-33V
8. Special Assessment Objection, Ferid Hasic, 422 84th Lane, 03-30-24-21-0049, Case 12-34V
9. Special Assessment Objection, Lee R. Wolgram Sr., 10022 Linnet Street, 27-31-24-12-0026, Case 12-35V
10. Special Assessment Objection, Jacob and Lindsey McCarty, 10360 Tamarack Street, 23-31-24-42-0049, Case 12-36V
11. Special Assessment Objection, Terry Belanger, 11337 Ibis Street, 15-31-24-14-0061, Case 12-37V
12. Special Assessment Objection, Jon H. Baden, 10261 Palm Street, 24-31-24-33-0051, Case 12-38V

13. Special Assessment Objection, Cindy Glaser POA to Eugene Becker, 456 113th Lane, 13-31-24-31-0048, Case 12-39V
14. Special Assessment Objection, Lisa and Gamal Metwaly, 341 104th Lane, 24-31-24-42-0035, Case 12-40V
15. Special Assessment Objection, Cherie Winchester, 2241 Coon Rapids Boulevard, 22-31-24-23-0003, Case 12-41V
16. Special Assessment Objection, Neil Fleahman, 2137 109th Avenue, 15-31-24-34-0104, Case 12-42V
17. Special Assessment Objection, Dennis M. Hill, 10861 Kumquat Street, 24-31-24-21-0102, Case 12-43V

Other Business

Adjourn



Board of Adjustment and Appeals - Regular Session

Meeting Date: 11/01/2012

Subject: Consideration of Assessment Objections

From: David Brodie, City Attorney

INFORMATION:

One of the Board's functions under City policy is to consider and make recommendations to the City Council on objections from property owners on miscellaneous assessments. In these cases, the Board shall make a recommendation to the City Council that the Council affirm, deny, or modify the assessment. In making this recommendation the Board shall consider such factors as whether proper notice was provided, whether proper procedure was followed, and/or whether the new property owner had knowledge or should have had knowledge of the pending assessment. A majority vote of the Board members present is required to support a recommendation to Council. The City Council will consider the property owner's objections with the Board's recommendation at a future council meeting. The property owner has been or will be given notice of that date.

The hearing, while conducted during the Board's regular meeting, is not a public hearing that requires an opportunity for public comment. The Board may conduct the hearing as it sees fit. Staff suggests that City staff present its position first with the appellant following. The Board would be able to ask questions of either party as it sees fit. Staff requests that the Board execute a recommendation to Council for each objection.



Board of Adjustment and Appeals - Regular Session

Meeting Date: 11/01/2012

SUBJECT: Approval of Minutes from Previous Meeting

Attachments

August 2, 2012

COON RAPIDS BOARD OF ADJUSTMENT AND APPEALS MEETING MINUTES OF AUGUST 2, 2012

The regular meeting of the Coon Rapids Board of Adjustment and Appeals was called to order by Chairman Wessling at 6:30 p.m. on Thursday, August 2, 2012, in the Council Chambers.

Members Present: Chairman Gary Wessling, Commissioners Jeanette Rosand, Teri Spano-Madden, Trish Thorup and Aaron Vande Linde

Members Absent: None

Staff Present: Housing and Zoning Coordinator Cheryl Bennett, Assistant City Attorney Doug Johnson and Neighborhood Coordinator Kristen DeGrande

CALL TO ORDER

Chairman Wessling called the meeting to order at 6:30 p.m.

APPROVAL OF THE AUGUST 2, 2012, AGENDA

MOTION BY COMMISSIONER ROSAND, SECOND BY COMMISSIONER VANDE LINDE, TO APPROVE THE AUGUST 2, 2012, AGENDA AS PRESENTED. THE MOTION PASSED UNANIMOUSLY.

APPROVAL OF THE MARCH 1, 2012, MEETING MINUTES

Commissioner Rosand proposed the following revisions:

Page 3, third paragraph from bottom, second line: "...helped him obtained this house."

Page 4, first paragraph, last sentence: "...citation is mailed for long grass..."

Page 4, last paragraph: "...property has cost him a lot more beyond this fine."

MOTION BY COMMISSIONER ROSAND, SECOND BY COMMISSIONER SPANO-MADDEN, TO APPROVE THE MARCH 1, 2012, MEETING MINUTES AS AMENDED. THE MOTION PASSED UNANIMOUSLY.

Assistant City Attorney Johnson commented that the Board will determine under City Code whether the assessments for staff actions are a reasonable dollar amount. He explained that the Board will affirm, rescind or modify staff's recommendation and that the Board's decisions will be made known tonight. He then explained the process for each case noting that the City will review their information followed by the petitioner who will have five minutes to respond. He explained that the time to appeal the City's action has passed and that cases heard tonight will be to determine whether the proposed assessment amount for that action is appropriate. He stated that the action of this Board is to make recommendations to the City Council and that Council will make the final decisions.

1. CASE 12-18V – ANGIE HECK AND JOHN HECK – 3101 116TH LANE NW – SPECIAL ASSESSMENT OBJECTION

Chairman Wessling asked for staff comment. Neighborhood Coordinator DeGrande reviewed that the assessment is for securing the property. She added that additional assessments for junk and debris and cleanup costs were removed by staff. She explained that the property was recently purchased with a May 22 closing date. A few days after this, the citation was sent to the previous owner which was based on the county records at the time. She clarified that the new buyers were not notified before the abatement. She explained that the assessment for securing the property remains as the property needed to be secured after the new homeowners were involved.

Chairman Wessling confirmed that the property was vacant with a number of staff contacts extending back to February 14, 2011. He reviewed that the garage door was open. He noted that the fire and police departments require that such structures be immediately secured. Neighborhood Coordinator DeGrande confirmed that if the primary structure or a garage attached to the primary structure is open, it needs to be secured.

John Heck and Angie Heck of 3101 116th Lane NW appeared. Mr. Heck stated that they closed on their home on May 23, not May 22, and that the paperwork has the wrong date. He explained that they were in and out of the house throughout the day as they were cleaning out interior debris and painting ceilings. He commented that he was not aware of the ordinance and the house was secure in the morning and at the end of the day as they work to prepare the house before moving in. He questioned the wording of the ordinance itself and asked how this would be different from leaving the door open while they ran a quick errand or were mowing the back yard. He added that if he had understood this was wrong he would not have done it. Ms. Heck stated that they had purchased the house 48 hours earlier and that she understood records may have shown that the property was vacant but it was not. She stated that they went out to the hardware store that afternoon at 12:30 and were gone for an hour. She explained that relatives were also in and out of the house helping with the repairs, and explained that they didn't immediately question the lock believing that a relative had installed it.

Chairman Wessling stated that the City was unaware that they were working on the house and were running an errand. He explained that some costs had been forgiven. He added that the Board needs to show that staff was not following procedures or did something wrong in order to recommend rescinding the assessment. Ms. Heck stated that she appreciates the abatement costs being removed.

Commissioner Vande Linde confirmed the amount included \$160 for securing the garage and a \$66 administrative fee. Neighborhood Coordinator DeGrande explained that there is a \$66 administrative fee added to all pending citations.

Commissioner Vande Linde stated that this was an expense to the City of \$160. He noted that it was secured very quickly and that the City was at the property due to the previous citations.

MOTION BY COMMISSIONER VANDE LINDE, SECOND BY COMMISSIONER ROSAND, IN CASE 12-18V THE BOARD OF ADJUSTMENT AND APPEALS RECOMMENDS THE CITY COUNCIL MODIFY STAFF RECOMMENDATION TO LOWER THE SPECIAL ASSESSMENT TO \$160.00.

Commissioner Spano-Madden noted the reduced amount reflects the City's actual cost of securing the property and removes the administration costs. Commissioner Vande Linde confirmed.

THE MOTION PASSED 4-1 (WESSLING).

Assistant City Attorney Johnson stated the Board's recommendations in these cases will be heard by the City Council on Tuesday August 21, 2012.

2. CASE 12-19V – COUNSELOR REALTY FOR FEDERAL NATIONAL MORTGAGE ASSOCIATION – 11915 WINTERGREEN STREET – SPECIAL ASSESSMENT OBJECTION

Chairman Wessling asked for staff comment. Neighborhood Coordinator DeGrande reviewed the history and costs of the case. She explained that the realty company submitted the appeal as they represent the property owner.

Chairman Wessling asked if the property owner cleaned up any of the property. Neighborhood Coordinator DeGrande replied that some of the items had been cleaned up but not all of the items.

Shannon Melloy, Counselor Realty Coon Rapids, appeared. She explained she is the listing agent for Fannie Mae who owns the property. She presented copies of photographs and email correspondence to the Board.

Commissioner Vande Linde asked for confirmation that staff previously received the materials.

Ms. Melloy stated that City staff had received the information through several emails. She stated that on June 1 the property was still occupied and that there was a cash-for-keys arrangement in place with an expected move out date of July 3. She reported that she visited the property on July 3 and found the occupant had thrown items over a fence into the neighboring yard. She arranged that he clean this up prior to her returning the next day when she would provide funds executing the cash-for-keys transaction. She reported that a doghouse and kennel were not in disrepair but were removed from the property. She referred to pictures taken June 9 when the lawn was mowed and the citation waived. She reviewed the next picture, which shows that debris had been removed from the property's exterior. She noted that there are comments on the photo that a garden area was marked off by white painted boards. She referred to photos taken upon reinspection on June 12. She referred to the City staff photos where the white boards from the yard were removed along with three boards from under the shed. She explained that the City also took the doghouse and kennel. She stated that these were personal property that was usable and intact. She stated she was disappointed that her personal property was removed. She stated

that both Adam Mitlyng and Kristen DeGrande of City staff were out of the office on vacation that week. She stated that she received an urgent request to address the lawn. She said that she moved garbage, which was not picked up, to the garage so the property would not be cited for this. She explained that the vendor asked if she would like a bid to remove the doghouse to which she replied no. She stated that a second, smaller doghouse covered a shallow well. She reiterated that the larger doghouse was contained within kennel fencing, that it was intact and that she asked them to leave this on the property for marketing.

Assistant City Attorney Johnson reminded the Board of the five-minute podium time to address the Board.

Ms. Melloy referred to an email from Leah Drabczak stating that the property was in compliance. She explained that Ms. Drabczak requested she then remove her appeals, which she did. She asked that the assessment be reduced. She explained that this charge is for removing six white boards at a cost of \$791. She stated that the doghouse and kennel fencing that were removed should have been left on the property. She stated that the City's attorney explained the Board is to determine whether the charges are reasonable or not and she finds the charges unreasonable.

Neighborhood Coordinator DeGrande commented that the pictures dated June 1 in the Board's packet were taken before the initial citation was issued. She explained that these six pictures were taken on initial inspection and what is shown is the reason why the citation was issued. She then referred to the pictures taken on the day of the abatement.

Chairman Wessling stated that there is a trip fee, labor fee and a garbage fee listed on the contractor's invoice. He noted that the contractor's invoice list is not detailed. Neighborhood Coordinator DeGrande agreed that the billing is not detailed as the pictures are taken to show the debris.

Chairman Wessling pointed out that the doghouse and kennel are not seen in the picture except in the distance. Neighborhood Coordinator DeGrande explained that there is a closer-up picture of these from the day of abatement. She explained that the guideline is if an item is intended for outside storage then it can remain outside. She explained that if the item belongs outside but is in pieces or poor condition then it is removed. She commented that the backyard structure used as a well cover was left at the property.

Assistant City Attorney Johnson reminded the Board that this is not the time for discussion to determine why items were removed. He explained that the time to appeal the action has passed. He explained that their role is to decide whether the assessment is reasonable and to make a recommendation to Council.

Ms. Malone stated that the cost for removing the boards is outrageous. She explained that the email states they were in compliance.

Neighborhood Coordinator DeGrande commented that there had been an appeal of a citation for long grass, which was withdrawn as it was mowed within the timeframe of the citation.

Commissioner Vande Linde commented that Ms. Drabczak's email confirming that the property was complaint is dated the day after the property was abated.

Chairman Wessling commented that the contractor's charge for five hours is a lot of money. Commissioner Vande Linde stated the City paid out the money and it needs to be recouped.

Chairman Wessling suggested reducing the labor fee. Commissioner Spano-Madden reviewed that the last charge was for two hours of labor. She suggested reducing the charge for labor.

Commissioner Rosand stated that reducing the labor would mean reducing the amount charged on an invoice. She commented that in the first case they only reduced the administrative cost. She explained that this would be inconsistent as they have not previously found it reasonable to reduce an invoiced charge paid by the City. She commented that the City's pictures in the packet from June 12 show differing items in the yard in comparison to Ms. Malone's pictures taken an hour and one-half later.

Commissioner Vande Linde commented that there is an administrative penalty of \$300. Commissioner Rosand suggested that they have the option of reducing that fee.

Commissioner Spano-Madden added that she has an issue with the petitioner believing the property was in compliance. Commissioner Rosand pointed out that both the City's and the petitioner's pictures were taken on June 12 separated by one hour and five minutes. She noted that in the petitioner's set it shows the dog kennel had been removed. She questioned the time it took to abate the property then. She asked if they should consider the timestamp on the pictures.

Chairman Wessling suggested reducing the administrative penalty from \$300 by \$135 making it a \$165 administrative penalty. He confirmed the assessment would be \$656 and explained that the reduction proposed equals the labor charge amount he would like removed.

MOTION BY COMMISSIONER ROSAND, SECOND BY COMMISSIONER THORUP, IN CASE 12-19V THE BOARD OF ADJUSTMENT AND APPEALS RECOMMENDS THE CITY COUNCIL MODIFY STAFF RECOMMENDATION AND LOWER THE ASSESSMENT TO \$656 REFLECTING A \$135 REDUCTION IN THE ADMINISTRATIVE PENALTY.

THE MOTION PASSED 4-1 (SPANO-MADDEN).

3. CASE 12-20V – GREG AND GARY DEHN OF PREMIER MCKAY LLC – 3789 COON RAPIDS BLVD – SPECIAL ASSESSMENT OBJECTION

Chairman Wessling confirmed that the petitioner was not present. He reviewed the background on the case. Neighborhood Coordinator DeGrande summarized that the assessment is for two long grass citations on the property. She explained that a City Public Works crew abated the property.

MOTION BY COMMISSIONER VANDE LINDE, SECOND BY COMMISSIONER SPANO-MADDEN, IN CASE 12-20V THE BOARD OF ADJUSTMENT AND APPEALS RECOMMENDS THE CITY COUNCIL AFFIRM THE \$600 SPECIAL ASSESSMENT IN ITS ENTIRETY.

THE MOTION PASSED UNANIMOUSLY.

4. CASE 12-21V – CITIMORTGAGE INC. – 559 109TH AVENUE NW – SPECIAL ASSESSMENT OBJECTION

Chairman Wessling confirmed that the petitioner was not present. He reviewed the background on the case.

MOTION BY COMMISSIONER ROSAND, SECOND BY COMMISSIONER SPANO-MADDEN, IN CASE 12-21V THE BOARD OF ADJUSTMENT AND APPEALS RECOMMENDS THE CITY COUNCIL AFFIRM THE \$1,454.50 SPECIAL ASSESSMENT IN ITS ENTIRETY.

THE MOTION PASSED UNANIMOUSLY.

5. CASE 12-22V – JEFFREY WORMS – UNDEVELOPED RESIDENTIAL LOTS EAST OF 10212 MISSISSIPPI BLVD, PIN 21-31-24-44-0052 – SPECIAL ASSESMENT OBJECTION

Chairman Wessling asked for staff comment. Neighborhood Coordinator DeGrande commented that this objection is in regard to vacant lots. She commented that the property owner has acknowledged plans to build on the property but at this point, no building permits have been obtained. She explained that a camper and a large work trailer are being stored on the lot, which is a violation. She commented that the inspector visited the property in March 2011 and returned in April after the snow melted to confirm if a parking pad was used. She added that on reinspection, a citation was issued and a compliance date of April 29, 2011, was given. She stated that the petitioner appealed the citation and was given an extension. She explained that the petitioner met with the hearing examiner and agreed that he would pay administrative penalties if not in compliance by June 15, 2011. She commented that the items would be in compliance if a construction permit was obtained for the property. She explained that as there are no building permits, the fee is being charged.

Chairman Wessling commented that the City worked with the property owner and made an arrangement, which would not have resulted in a fee being charged if compliance was reached.

Jeffrey Worms stated that his parents purchased the property in the 1950s and had plans to build on it. He explained that when he purchased the property it needed a lot of work. He explained that he stored two trailers on the site as he was progressing with his building plans. He explained that trailers belonging to neighboring residents had been stored on his property for 30 years without any issue. He explained that he communicated with neighbors to clear out their items to avoid damage to them. He added that it took around six months for this to be completed. He

explained that he signed the agreement with the City as a means of purchasing time. He commented that he did not have a choice in signing it. He added that the permit process takes longer than the time he was given, and explained that the process of building is a long one. He stated that he plans to meet with a contractor tomorrow morning. He noted that the property has been surveyed and that he has spoken with City staff about water runoff. He explained that he consolidated from two trailers down to one. He commented that the lot is not an eyesore as he maintains the grass. He stated that groundbreaking will be later this summer or early fall.

Chairman Wessling commented that the agreement was signed a year and two months ago. Mr. Worms stated that this does not allow a lot of time when building a home from scratch.

Chairman Wessling asked why Mr. Worms signed the agreement if he knew it would take a longer time. Mr. Worms stated that he did complain about the timeframe but was told to sign at the time and have a permit in 60 days or move the trailer. He stated that he forgot about the date. He stated that he has met with City staff several times and they have done a good job. He explained that if he was to be compliant he could have moved the trailer within 60 days but there are expenses involved with that.

Commissioner Rosand commented that the City has been patient.

MOTION BY COMMISSIONER THORUP, SECOND BY COMMISSIONER SPANOMADDEN, IN CASE 12-22V THE BOARD OF ADJUSTMENT AND APPEALS RECOMMENDS THE CITY COUNCIL AFFIRM THE \$300 SPECIAL ASSESSMENT IN ITS ENTIRETY.

THE MOTION PASSED UNANIMOUSLY.

6. CASE 12-23V – JAMES VERDICH – 2028 105TH AVENUE NW – SPECIAL ASSESSMENT OBJECTION

Chairman Wessling reviewed the background on the case. He asked for staff comment. Neighborhood Coordinator DeGrande stated that the property is owner occupied and tenants live on site. She commented that the rental license ordinance is very specific that only two roomers can live with the owner without having a rental license. She commented that in October 2011 they began communicating with the property owner. She commented that there were police reports which made note of the number of roomers. She commented that on January 18, 2012, an administrative citation was mailed explaining that a rental license needed to be obtained or that a roommate needed to move out. She explained that the property owner agreed that a roommate would move out so the action was put on hold. She stated that in March 2012 a police report came in that there were again three roomers at the property. She commented that they conferred with the legal department who recommended that they use the rental penalties. She added that staff is now reversing that position and assessing the original, lower amount of \$300, which is the administrative citation penalty. She explained that they continue working with the property owner to bring the property into compliance.

Chairman Wessling confirmed that staff has reduced the \$500 assessment to \$300. Neighborhood Coordinator DeGrande confirmed this and explained that additional assessments will be charged.

James Verdich commented that following communication with City staff, he asked a roomer to move out. He explained that this roomer moved out and back in with his parents. He reported that the roomer had been living with his girlfriend in his home. He explained that since this move, the boyfriend occasionally would stay over for the weekend with his girlfriend. He noted that he did do what the City asked of him. He explained that a roomer has schizophrenia and calls the police when she gets paranoid. He explained that one roommate was going through a divorce and that this roommate's wife would call the police on him. He explained that it took him a few months to get this roommate to move on.

Chairman Wessling asked how many people live in the house now. Mr. Verdich stated that the couple living there is moving out on Saturday and his sister is moving in on Sunday.

Chairman Wessling commented that Mr. Verdich's home is his responsibility and he needs to have it under control.

Commissioner Spano-Madden explained that the testimony was that no more than two people were living in the home at a time. She commented that company should be allowed. Chairman Wessling stated that the police report indicates differently.

MOTION BY COMMISSIONER VANDE LINDE, SECOND BY COMMISSIONER ROSAND, IN CASE 12-23V THE BOARD OF ADJUSTMENTS AND APPEALS RECOMMENDS THE CITY COUNCIL REDUCE THE SPECIAL ASSESSMENT OF \$500 TO \$300.

THE MOTION PASSED 4-1 (SPANO-MADDEN).

7. CASE 12-25V – DENNIS BLUE – 11227 CROCUS STREET – SPECIAL ASSESSMENT OBJECTION (AGENDA ITEM 8)

Chairman Wessling asked for staff comment. Neighborhood Coordinator DeGrande reviewed the history of the case. She commented that on April 30, 2012, the City inspector visited the property and found exterior storage of tires, TVs, a truck topper, pallets and a variety of items. She explained that the citation was issued and May 7 was given as the compliance date. She reviewed that a \$150 excessive consumption fee applied as they had previously been to the property for the same reason. She explained that on May 8 they reinspected the property and found many of the previous items were gone but new items were being stored. She noted that the \$300 citation was assessed but abatement was not completed as many new items had been added. She commented that the inspector noticed a vehicle with expired license tabs at that time, triggering a citation. On reinspection on May 18, the tabs had not been renewed resulting in a \$300 citation charge. She added that the second inspection on May 8 also found exterior storage not in compliance so a second citation was issued, which is at a higher fine level of \$600. She explained that again, many of the items from the citation were gone upon reinspection on

May 18 but that new items were present. She reviewed that the \$600 citation was charged but abatement did not occur as the items differed from those originally cited. She commented that the additional citations for expired tabs and exterior storage were not charged as the property came into compliance.

Dennis Blue, 11227 Crocus Street, stated that he understood from the citation if he did not clean up those items he would be fined. He stated that he has called Adam several times and his calls have not been returned. He reported meeting Adam only once, two weeks ago. He stated that the citation lists miscellaneous things and that he would like a list of these. He stated that he purchased the license tabs on May 15. He stated that the picture of the vehicle taken by the inspector shows a tire in front of the license plate and noted that the tabs were on the plate but not visible behind the tire. He commented that inspectors do not leave their vehicles to come onto the property. He added that inspectors take pictures from their cars. He told the Board that a picture was taken of his truck when it was in parked in the street in front of his neighbor's house. There were washing machines in the truck.

Chairman Wessling asked what type of business Mr. Blue operates. Mr. Blue stated that he recycles electronic items and appliances from his business location in Nowthen. He added that if items are at his home overnight they are no longer left on the ground, but stay in his truck. He added that there was a comment about a tent being left up for two years. He explained that this was a canopy, under which he and his neighbors would socialize.

Chairman Wessling asked if this information was communicated to the City. Mr. Blue stated that he called Adam numerous times and has not had his calls returned. He stated that he left messages leaving both his home and cell phone numbers. He stated that the citation mentions miscellaneous items which he wants explained. He noted that this is a reason behind his calls. He commented that Adam has spoken to his wife only once.

Chairman Wessling noted that the lack of communication makes it difficult. Mr. Blue stated that he spoke to Adam at the end of his driveway one day when he himself initiated the conversation.

Laura Blue, 11227 Crocus Street, stated that she had contact with Adam in the beginning. She stated that she has been outside when Adam has come by but that she has not been approached. She commented that she spoke to a City Councilmember, after which there was some communication. She noted their complaint is that they have not had follow up confirming that they had complied with code.

Chairman Wessling confirmed that items are just being left in a vehicle. Mr. Blue stated that the items are left in his truck and not on the ground. He explained that many people drive company vans and vehicles. He added that his truck is not oversized. He added that occasionally he has items he has picked up and then decides not to return to the shop that evening so the items are brought home with him overnight.

Neighborhood Coordinator DeGrande commented that the City Code is that if items are brought home on a truck it is considered outside storage. She noted that items needs to be enclosed in a box truck or inside a garage.

Chairman Wessling asked if using a tarp would be acceptable. Neighborhood Coordinator DeGrande added that she would need to check on that. She noted that the items need to be enclosed and not visible.

Commissioner Vande Linde asked to see the receipt for the vehicle tabs. Mr. Blue presented the receipt.

Commissioner Rosand requested clarification regarding the vehicle with expired registration. It was noted that it was the GMC van. She commented that a lot of City resources were spent visiting this property.

Chairman Wessling added that there is a question about the lack of communication. Neighborhood Coordinator DeGrande stated that protocol is that the inspector makes a note of each voice mail message and his return call attempts.

Chairman Wessling asked if the case could be tabled to allow further investigation regarding the communication. Housing and Zoning Coordinator Bennett commented that the case is on an existing assessment rule, but she believed it could be removed and placed on the next roll, if necessary.

Commissioner Spano-Madden commented that she has an issue with the tabs. She added that the City has been clear on their position about junk and debris in the yard.

Chairman Wessling commented that he has an issue with the tabs and the second \$600. He verified a consensus to reduce penalty regarding the tabs. Chairman Wessling commented that with the first citation, the homeowner should have understood that storing items is not allowed.

MOTION BY COMMISSIONER THORUP, SECOND BY COMMISSIONER ROSAND, IN CASE 12-25V THE BOARD OF ADJUSTMENT AND APPEALS RECOMMENDS CITY COUNCIL MODIFY THE SPECIAL ASSESSMENT TO \$1,050 NOTING THE REDUCTION REFLECTS THE REMOVAL OF A \$300 ADMINISTRATIVE PENALTY FOR EXPIRED VEHICLE TABS.

THE MOTION PASSED UNANIMOUSLY.

8. CASE 12-26V – STEVEN PALMER – 11916 KERRY STREET – SPECIAL ASSESSMENT OBJECTION (AGENDA ITEM 9)

Chairman Wessling reviewed the background on the case. He asked for staff comment. Neighborhood Coordinator DeGrande stated that the administrative citation of \$300 is for expired vehicle tabs. She commented that the inspector visited the property early in June 2012. She explained that the tabs expired in September 2011, resulting in a citation. She stated that by June 14, the tabs needed to be renewed or the vehicle moved into the garage. She stated that on reinspection on June 15 the tabs were expired, resulting in assessment of the citation. She noted that this is the assessment under consideration. She added that a second citation for \$600 was issued for the same reason but upon reinspection, the tabs were current. She reviewed that only

half of this second citation fee is being charged, but it is not on this assessment roll and, therefore, it is not covered through this appeal.

Steven Palmer, 11916 Kerry Street, stated that he received a letter on June 8 in the evening and was not able to go to the DMV until the June 9. He stated that he was told there that he could not purchase the tabs as the title was not in his name. He explained that he contacted the vehicle owner who lives in Isanti and advised him that the tabs needed to be on the vehicle by June 15 to be compliant. He noted that the owner purchased the tabs online. He explained that the tabs were ordered on June 11 and he received the tabs by mail on June 15. He stated that he was unable to place them on the vehicle until the evening of June 15. He stated that the reinspection was at 3:12 p.m. according to the photographs and he arrived home at 6 p.m. on June 15. He asked for the fees to be dismissed as the new tabs were placed on the vehicle on June 15.

Chairman Wessling confirmed the timing of the notices and the purchase and attachment of the tabs. Mr. Palmer offered a copy of the purchase receipt. He added that the vehicle owner was not able to get the tabs to him in that timeframe.

Commissioner Rosand asked how long the vehicle has been on the property. Mr. Palmer stated that the vehicle has been on the property since it was purchased. He explained that he and the owner use the vehicle seasonally to transport equipment and for racing. He stated that it had not been used much recently due to the downturn in the economy.

Commissioner Rosand stated that the car had expired tabs for a long period of time.

MOTION BY COMMISSIONER ROSAND, SECOND BY COMMISSIONER SPANO-MADDEN, IN CASE 12-26V THE BOARD OF ADJUSTMENT AND APPEALS RECOMMENDS THE CITY COUNCIL AFFIRM THE \$300 SPECIAL ASSESSMENT IN ITS ENTIRETY.

THE MOTION PASSED 4-1 (VANDE LINDE).

9. CASE 12-24V – TIFFANY CRAWFORD – 12400 THRUSH STREET – SPECIAL ASSESSMENT OBJECTION (AGENDA ITEM 7)

Chairman Wessling reviewed the background on the case. Neighborhood Coordinator DeGrande commented that the property was a rental property starting in 2010. She added that on January 1, 2012, the rental property license was set to expire. She stated that in November a reminder notice was sent out stating the rental license was about to expire and asked for a reply if the property had changed ownership. She commented that the letter was not answered by the property owner and Anoka County Records did not have record of a change in ownership or of a pending foreclosure. She added that on February 22, 2012, an administrative citation was sent out with a compliance date of March 15 to renew the rental license. She commented that they did not hear from the property owner resulting in another citation on March 22 for double the penalty to \$600. She noted that they did not hear from the property owner resulting in a third citation in May doubling the fine to \$1,200 with a compliance date of June 15. She stated that another two and one-half weeks was given to become compliant and they did not hear from the

property owner. She explained that another citation was issued with a July 9 compliance date. She explained that this citation is not included at this time as it is dated after the cutoff for this assessment roll. She reviewed that the property owner contacted the City for the first time on July 9 after the assessment letter was sent out. She commented that the property owner reported not knowing the rental license needed to be renewed as the property was no longer being rented out. She noted that the property owner indicated that people are living at the property to watch it but that they are not paying rent. She stated county records now show the property is in foreclosure.

Chairman Wessling questioned why the assessment was received but not the citations.

Commissioner Rosand explained that this will be an assessment against the property.

MOTION BY COMMISSIONER ROSAND, SECOND BY COMMISSIONER THORUP, IN CASE 12-24V THE BOARD OF ADJUSTMENT AND APPEALS RECOMMENDS THE CITY COUNCIL AFFIRM THE \$2,100 SPECIAL ASSESSMENT IN ITS ENTIRETY.

THE MOTION PASSED UNANIMOUSLY.

10. OTHER BUSINESS

None.

11. ADJOURNMENT

MOTION BY COMMISSIONER THORUP, SECOND BY COMMISSIONER SPANO-MADDEN, TO ADJOURN THE MEETING AT 8:31 P.M. THE MOTION PASSED UNANIMOUSLY.

Respectfully submitted,
Beth Bostrom
Board of Adjustment and Appeals Secretary



Board of Adjustment and Appeals - Regular Session

1.

Meeting Date: 11/01/2012

Subject: Special Assessment Objection, Mary Kay Smith, 356 108th Avenue, 24-31-24-12-0029, Case 12-27V

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

Unpaid penalties and/or costs associated with code enforcement action against the subject property in the amount of \$150 are proposed to be assessed against the property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The amount of \$150 is an administrative penalty for the second violation for long grass within the same growing season.

A City inspector went out to this rental property on May 8, 2012, to investigate long grass at the property. Weeds/grass were found to be 8" - 12" high in the yard and in the boulevard. The property was posted with an administrative citation and an educational flyer with relevant sections of the City code. A letter was also sent to the property owner informing them that a long grass citation had been issued. The grass/weeds had been cut by the time of the re-inspection on May 16, 2012, so the \$300 citation was not charged.

A City inspector went back out to this property on August 22, 2012, to investigate long grass at the property. Weeds/grass were found to be taller than 8" along the boulevard. The property was posted with another administrative citation and an educational flyer, and a letter was sent to the property owner. Again, the grass/weeds were found to be cut by the time of the re-inspection on August 31, 2012, so the \$300 citation was not charged. However, since the property had been posted with two long grass citations within the same growing season, half of the administrative penalty (\$150) was charged for the second offense.

ACTION REQUESTED

In Case 12-27V, it is requested that the Board of Adjustment and Appeals recommend the City Council affirm the \$150 special assessment in its entirety.

Attachments

Case 12-27V documents

12-27V

Rec'd
10/3/12
11:52a

Mary Kay Smith
826 141st Ave NW
Andover MN 55304
October 1, 2012

Assessment Clerk
City of Coon Rapids
11155 Robinson Drive
Coon Rapids MN 55433

Dear City Clerk:

This letter is to serve as an appeal for the notice received dated 9/28/12 for the property located at 356 108th Ave NW Coon Rapids MN 55448 PIN #24-31-24-12-0029.

The notice was in regards to a Mowing/Weed citation on 8/31/12.

The first citation from the Long Grass Inspector was dated May 8, 2012 and our tenants were notified. We followed up with a drive by inspection two days later and the lawn had been mowed. Subsequent notices were handled in the same manner, a phone call to the tenants and a drive by inspection followed. During the same time period, it became clear that the tenants were not keeping the property up and they were very late with payments and had unpaid water bills which we had to pay in order to avoid extra charges and assessment to our property taxes.

A decision was made to terminate their tenancy and notice was sent to them on 7/18/12 by certified mail. A phone message was also left for them indicating their tenancy was ending 8/31/12. A copy of this notice is attached for your reference. Because of the contentious nature of terminating their tenancy, it was thought best that we not enter the property until they had gone. They moved out very late on 8/31/12 and we were over to the property early the next morning to begin clean up. The grass had long since burned out from the warm summer and lack of water. The weeds that were evident were along the back of the house and towards the back of the lot. All have been cleaned up and were taken care of that same weekend when we took back possession of the property.

We are asking that the proposed assessment of \$150 be waived as we had recognized the problem and took action to remedy the situation in a very timely manner since the first notice was in May and we had the tenants leave by end of August.

Sincerely,

Mary Kay Smith
Frank Smith

Mary Kay and Frank Smith

Case # 12-27V



TERMINATION OF TENANCY

Tenant Dustin Bouley
Tenant Claudia Bouley and dependents

Premises: 356 108th Avenue NW
Coon Rapids MN 55448

This letter is notification that you are hereby required within (30) days, or at the end of your next monthly rent period (Aug 31, 2012), to remove from and deliver up possession of the above-described premises, which you currently hold and occupy.

If you do not, legal proceedings will be instituted against you to recover possession of said premises; to declare the forfeiture of the Lease-Rental Agreement under which you occupy said premises; and to recover rents, damages, court costs and attorney's fees, according to the terms of your Lease or Rental Agreement.

Please be advised that any of the above legal actions may be detrimental to your credit rating.

We have decided to terminate your tenancy rather than renew the lease because your payment record has not met our minimum standards. During the last twelve months, rent payments have been late 11 of those 12 months with no additional late fees paid. Water bill payment was made on your behalf to prevent penalties to owner's property taxes. May rent is owed in the amount of \$600 and July rent is owed in the amount of \$1000. August rent would be due on the 1st of August.

Occupancy in the premises after August 31, 2012 shall constitute agreement to pay a holdover penalty of \$200.00 per day and subject you to legal action to recover the premises and any monies due.

Dated this 18th day of July 2012.

Owner/Manager

[Signature]
[Signature]

PROOF OF SERVICE

I, the undersigned, being at least 18 years of age, declare under the penalty of perjury that I served the Notice to Pay Rent or Quit, of which this is a true copy, on the above mentioned Tenant in Possession, in the manner indicated below.

☐ On _____, 20____, I handed the Notice to Tenant.

☐ I handed the Notice to a person of suitable age and discretion at the Tenant's residence / business on _____, 20____.

☐ I posted the Notice in a conspicuous place at the premises named above, of which the Tenant has possession.

☒ I sent by Certified mail or First Class mail a true copy of the Notice to the Tenant at his/her place of residence on July 18, 2012.

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

Postage \$ 45
Certified Fee 2.95
Return Receipt Fee
(Endorsement Required)
Restricted Delivery Fee
(Endorsement Required)
Total Postage & Fees \$ 3.40



Sent To _____
Street, Apt. No.,
or PO Box No. _____
City, State, ZIP+4 _____

PS Form 3800, August 2006

See Reverse for Instructions

NOTICE OF TENANCY

Dependents

City NW
N 55448

First-Class Letter 1 \$0.45
(Domestic)
(MINNEAPOLIS, MN 55448)
(Weight: 0 Lb 0.35 Oz)
Certified 1 \$2.95

Total \$3.40

Check \$3.40

Thank you!

Bill#: 1-14815-1-86428-2

Clerk: STORE1

All sales final on stamps and postage.

are hereby required within (30) days, or at the end of your next
(), to remove from and deliver up possession of the above-described
and occupy.

be instituted against you to recover possession of said premises; to
rental Agreement under which you occupy said premises; and to recover
my's fees, according to the terms of your Lease or Rental Agreement.

the legal actions may be detrimental to your credit rating.

tenancy rather than renew the lease because your payment
standards. During the last twelve months, rent payments have been
additional late fees paid. Water bill payment was made on your
's property taxes. May rent is owed in the amount of \$600 and
1000. August rent would be due on the 1st of August.

On July 31, 2012 shall constitute agreement to pay a holdover penalty
and legal action to recover the premises and any monies due.

Dated this 18th day of July 2012.

Owner/Manager

PROOF OF SERVICE

I, the undersigned, being at least 18 years of age, declare under the penalty of perjury that I served the Notice to Pay Rent or Quit, of which this is a true copy, on the above mentioned Tenant in Possession, in the manner indicated below.

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☐ I handed the Notice to a person of suitable age and discretion at the Tenant's residence / business on _____, 20____.

☐ I posted the Notice in a conspicuous place at the premises named above, of which the Tenant has possession.

☒ I sent by Certified mail or First Class mail a true copy of the Notice to the Tenant at his/her place of residence on July 18, 2012.

Super America 4477

13727 Hanson Blvd NW

Andover, MN, 55304-7607

260310-B003

NATION OF TENANCY

07/18/2012 10:39:08 AM

Sales Receipt

Product	Sale	Final
Description	Qty	Price

First-Class Letter	1	\$0.45
--------------------	---	--------

(Domestic)

(MINNEAPOLIS, MN 55448)

(Weight: 0 Lb 0.35 Oz)

Certified	1	\$2.95
-----------	---	--------

Total	\$3.40
-------	--------

Check	\$3.40
-------	--------

Thank you!

Bill#: 1-14815-1-86428-2

Clerk: STORE1

All sales final on stamps and postage.

y
ey and dependents

th Avenue NW
ipids MN 55448

ire hereby required within (30) days, or at the end of your next
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tenancy rather than renew the lease because your payment
standards. During the last twelve months, rent payments have been
dditional late fees paid. Water bill payment was made on your
's property taxes. May rent is owed in the amount of \$600 and
1000. August rent would be due on the 1st of August.

Dated this 18th day of July 2012.

Owner/Manager

[Signature]

PROOF OF SERVICE

I, the undersigned, being at least 18 years of age, declare under the penalty of perjury that I served the Notice to Pay Rent or Quit, of which this is a true copy, on the above mentioned Tenant in Possession, in the manner indicated below.

[] On _____, 20____, I handed the Notice to Tenant.

[] I handed the Notice to a person of suitable age and discretion at the Tenant's residence / business on _____, 20____.

[] I posted the Notice in a conspicuous place at the premises named above, of which the Tenant has possession.

[X] I sent by Certified mail or First Class mail a true copy of the Notice to the Tenant at his/her place of residence on July 18, 2012.



Property Report

Report Date: 10/24/2012

PROPERTY ADDRESS: 356 108TH AVE

PIN: 243124120029

Work Order #47920

Weeds / Long Grass

CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
CITATION ISSUED	5/8/12	5/8/12	GAZELKA, MIKE	Citation posted at property. Also posted blvd flyer. Weeds in yard and boulevard 8" -12"+ tall.
INFORMATION SENT	5/8/12	5/8/12	HINTZE, CINDY	Courtesy letter sent.
CITATION REINSPECT	5/16/12	5/16/12	CAMERER, CALVIN	Grass has been cut.
COMPLIANCE	5/16/12	5/16/12	HINTZE, CINDY	

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
8-502 & 8-503 Noxious Weeds and Growing Grass.	5/8/12	300.00	GAZELKA, MIKE	5/15/12 Weeds in yard and boulevard 8" -12"+ tall.	

Files attached to this work order:

\\WorkOrder\47920\356 108TH AVE 05082012.pdf

Work Order #50146

Weeds / Long Grass

CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
CITATION ISSUED	8/22/12	8/22/12	CAMERER, CALVIN	Citation posted at property. WEEDS ALONG FOLEY BLVD OVER 8" ALSO GAVE OWNER BLVD LETTER. SECOND POSTING OF THE SEASON - MINIMUM \$150 APPLIES. Previously posted 5/8/12.
INFORMATION SENT	8/30/12	8/22/12	DRABCZAK, LEYA	Courtesy letter sent.
CITATION REINSPECT		8/31/12	CAMERER, CALVIN	Grass has been cut.
COMPLIANCE		8/31/12	HINTZE, CINDY	
CITATION FEE APPLIED		8/31/12	HINTZE, CINDY	150.00

Files attached to this work order:

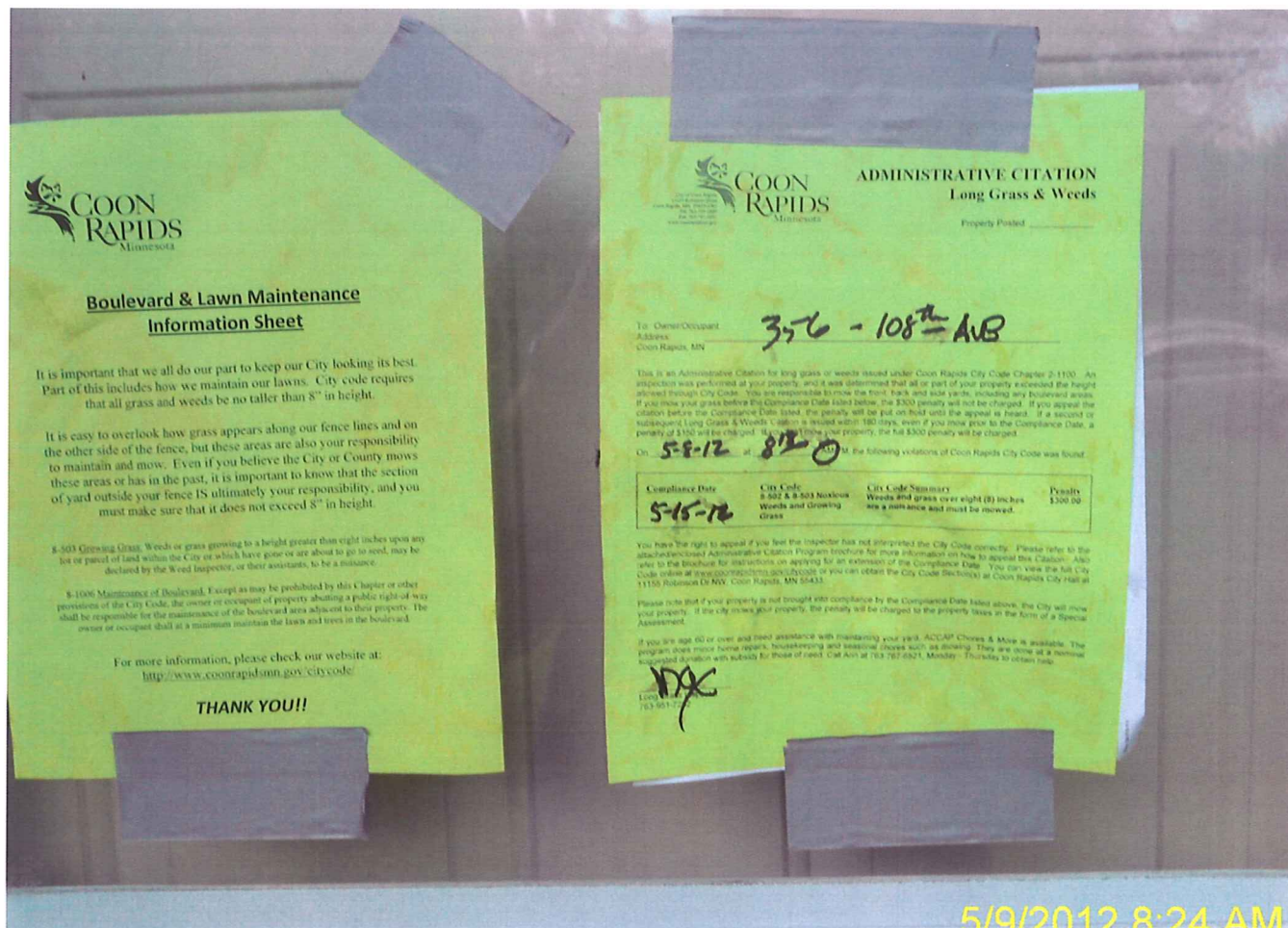
\\WorkOrder\50146\356 108TH AVE 08222012.pdf



5/9/2012 8:21 AM



5/9/2012 8:22 AM





May 08, 2012

FRANK AND MARY KAY SMITH
826 141ST AVE NW
ANDOVER, MN 55304

Address: **356 108TH AVE**
COON RAPIDS, MN 55448

Administrative Citation: **#47920**

PIN: 243124120029


Your property in Coon Rapids was recently posted with an Administrative Citation for long grass. In the City of Coon Rapids, grass and/or weeds cannot be taller than 8" in height. Anoka County Property Records identifies you as the taxpayer/property owner of 356 108TH AVE, and for this reason, this letter is being sent to you to ensure you are aware of the long grass citation at your property. If your property is mowed by 05/15/2012, the \$300 penalty will not be charged.

For more information, please refer to the citation posted at your property or call 763-951-7202.

Long Grass Inspector
763-951-7202



8/22/2012 9:02 AM



ADMINISTRATIVE CITATION

Long Grass & Weeds

Property Posted: 8-22-12

To: Owner/Occupant

Address: 356 108 AVE

Coon Rapids, MN

This is an Administrative Citation for long grass or weeds issued under Coon Rapids City Code Chapter 2-1100. An inspection was performed at your property, and it was determined that all or part of your property exceeded the height allowed through City Code. You are responsible to mow the front, back and side yards, including any boulevard areas. If you mow your grass before the Compliance Date listed below, the \$300 penalty will not be charged. If you appeal the citation before the Compliance Date listed, the penalty will be put on hold until the appeal is heard. If a second or subsequent Long Grass & Weeds Citation is issued within 180 days, even if you mow prior to the Compliance Date, a penalty of \$150 will be charged. If you don't mow your property, the full \$300 penalty will be charged.

On 8-22-12 at 8:55 AM, the following violations of Coon Rapids City Code was found:

Compliance Date	City Code	City Code Summary	Penalty
8-27-12	8-502 & 8-503 Noxious Weeds and Growing Grass	Weeds and grass over eight (8) inches are a nuisance and must be mowed.	\$300.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to the brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City will mow your property. If the city mows your property, the penalty will be charged to the property taxes in the form of a Special Assessment.

If you are age 60 or over and need assistance with maintaining your yard, ACCAP Chores & More is available. The program does minor home repairs, housekeeping and seasonal chores such as mowing. They are done at a nominal suggested donation with subsidy for those of need. Call Ann at 763-767-6521, Monday - Thursday to obtain help.

Calvin

Long Grass Inspector

763-951-7202

Please cut grass/weeds along

Foley Blvd. Thanks

and around house

8/22/2012 9:02 AM

1.





August 22, 2012

NEUSCHWANDER MARY KAY
826 141ST AVE NW
ANDOVER, MN 55304

Address: **356 108TH AVE**
COON RAPIDS, MN 55448

Administrative Citation: **#50146**

PIN: 243124120029

Your property in Coon Rapids was recently posted with an Administrative Citation for long grass. In the City of Coon Rapids, grass and/or weeds cannot be taller than 8" in height. Anoka County Property Records identifies you as the taxpayer/property owner of 356 108TH AVE, and for this reason, this letter is being sent to you to ensure you are aware of the long grass citation at your property. If your property is mowed by 08/29/2012, the \$300 penalty will not be charged.

For more information, please refer to the citation posted at your property or call 763-951-7202.

Long Grass Inspector
763-951-7202



Board of Adjustment and Appeals - Regular Session

2.

Meeting Date: 11/01/2012

Subject: Special Assessment Objection, Nhia Yang and Chao Xiong, 211 110th Avenue,
13-31-24-43-0058, Case 12-28V

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

Unpaid penalties and/or costs associated with code enforcement action against the subject property in the amount of \$600 are proposed to be assessed against the property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The amount of \$600 is for two citations issued for expired license tabs.

A City inspector went out to the property on August 10, 2012, to investigate expired tabs on a vehicle. During the inspection, it was found that two vehicles on the property had expired tabs. An administrative citation (\$300) was issued on that same day with a compliance date of August 17, 2012, to display current registration or remove the vehicles from open storage. Upon re-inspection on August 21, 2012, it was found that one of the vehicles previously identified with expired tabs was gone, but the other car was on site and the tabs had not been brought into compliance. The \$300 citation penalty was charged to the property.

Since the property was not in compliance, a second citation (\$600 penalty) was issued later that day with a compliance date of August 28, 2012. City Code provides for a penalty of at least twice the previously imposed penalty for second and subsequent citations issued within 180 days of citations for same or similar offenses. The re-inspection took place on August 29, 2012, at which time the vehicle was not found on the property so the property was determined to be in compliance. Because compliance was achieved, half of the citation penalty amount (or \$300) was waived.

ACTION REQUESTED

In Case 12-28V, it is requested that the Board of Adjustment and Appeals recommend the City Council affirm the \$600 special assessment in its entirety.

Attachments

Case 12-28V documents

12-28V

October 1, 2012

Rec'd
10/2/12
11:53

To The City of Coon Rapids:

We are Nhia Yang and Chao Xiong at property address 211 110th Ave. NW Coon Rapids MN, 55448, PIN#13-31-24-43-0058. We are writing to object to this notice we received dated September 28, 2012. After receiving the first-time notices back in August 2012, we went to buy new tabs and got new plates as well. To our understanding, the fees were only assessed if the tabs were not renewed by certain dates. Our renewing the tabs were done promptly before those dates. I would like to solve this issue as soon as possible. Thank you for your time.

Nhia Yang and Chao Xiong
211 110th Ave. NW
Coon Rapids, MN 55448
PIN# 13-31-24-43-0058

\$600

Nhia Yang
Chao Xiong

Case # 12-28V

~~12-28V~~



Property Report

Report Date: 10/4/2012

PROPERTY ADDRESS: 211 110TH AVE

PIN: 133124430058

Work Order #49930

08/10/2012 Yard And Lot Issues

CLOSED

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		8/10/12	INGVALSON, DREW	Expired tabs on NMD-421 and PXC-812
CITATION ISSUED		8/10/12	INGVALSON, DREW	\$300
CITATION REINSPECT	8/20/12	8/21/12	INGVALSON, DREW	Blue Honda Civic, NMD-421, still has expired tabs. PXC-812 is currently removed from the property.
CITATION FEE APPLIED		8/21/12	INGVALSON, DREW	\$300
CITATION ISSUED		8/21/12	INGVALSON, DREW	\$600 for Blue Honda Civic Expired Tabs (NMD-421)
CITATION REINSPECT	8/29/12	8/29/12	INGVALSON, DREW	Vehicle has been removed. Compliant.
CITATION FEE APPLIED		8/29/12	INGVALSON, DREW	1/2 of \$600 Citation Fee Applied. In total, \$300 Fee Applied.
COMPLIANCE		8/29/12	INGVALSON, DREW	

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
11-1831(2) Expired Tabs on Residential Property.	8/10/12	300.00	INGVALSON, DREW	8/17/2012 Expired Tabs (NMD-421), display current registration or remove vehicle from outdoor storage.	CHAO XIONG & NHIA YANG ISSUED 8/10/2012 211 110TH AVE NW COON RAPIDS, MN 55448
11-1831(2) Expired Tabs on Residential Property.	8/10/12	300.00	INGVALSON, DREW	8/17/2012 Expired Tabs (PXC-812), display current registration or remove vehicle from outdoor storage.	CHAO XIONG & NHIA YANG ISSUED 8/21/2012 211 110TH AVE NW COON RAPIDS, MN 55448
11-1831(2) Expired Tabs on Residential Property.	8/21/12	600.00	INGVALSON, DREW	8/28/2012 Expired Tabs (NMD-421), display current registration or remove vehicle from outdoor storage.	CHAO XIONG & NHIA YANG ISSUED 8/21/2012 211 110TH AVE NW COON RAPIDS, MN 55448

Files attached to this work order:

End of Report for 211 110TH AVE







ADMINISTRATIVE CITATION

Citation #49930-21444

CHAO XIONG & NHIA YANG
211 110TH AVE NW
COON RAPIDS, MN 55448

ISSUED 8/10/2012

Address: **211 110TH AVE**
COON RAPIDS, MN

PIN #: 133124430058

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 8/10/12 the following violation(s) of Coon Rapids City Code was found:

<u>Compliance Date</u>	<u>City Code</u>	<u>City Code Summary</u>	<u>Penalty</u>
8/17/2012 Expired Tabs (NMD-421), display current registration or remove vehicle from outdoor storage.	11-1831(2)	All vehicles parked or stored on residential property must display current registration.	\$300.00
8/17/2012 Expired Tabs (PXC-812), display current registration or remove vehicle from outdoor storage.	11-1831(2) Ex	All vehicles parked or stored on residential property must display current registration.	\$300.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, the penalty is immediately due. All costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Drew Ingvalson
Code Enforcement
763-767-6533





ADMINISTRATIVE CITATION

Citation #49930-21545

CHAO XIONG & NHIA YANG
211 110TH AVE NW
COON RAPIDS, MN 55448

ISSUED 8/21/2012

Address: **211 110TH AVE**
COON RAPIDS, MN

PIN #: 133124430058

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 8/21/12 the following violation(s) of Coon Rapids City Code was found:

<u>Compliance Date</u>	<u>City Code</u>	<u>City Code Summary</u>	<u>Penalty</u>
8/28/2012 Expired Tabs (NMD-421), display current registration or remove vehicle from outdoor storage.	11-1831(2) Ex	All vehicles parked or stored on residential property must display current registration.	\$600.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, the penalty is immediately due. All costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Drew Ingvalson
Code Enforcement
763-767-6533



Board of Adjustment and Appeals - Regular Session

3.

Meeting Date: 11/01/2012

Subject: Special Assessment Objection, Jennifer Gordon, 12140 Zea Circle, 08-31-24-23-0072, Case 12-29V

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

Unpaid penalties and/or costs associated with code enforcement action against the subject property in the amount of \$900 are proposed to be assessed against the property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The amount of \$900 is for two administrative citations for having a dumpster at the property.

A City inspector had been monitoring storage of a dumpster at this address for a couple of months. City Code section 11-1823 regulates the use of ground level storage (dumpsters) for public safety and exterior storage reasons and requires the removal following completion of a project or following a period of inactivity of 30 consecutive days. No building permits have been issued at this property since 2010 and no other signs of remodeling or active use of the dumpster were witnessed. On June 4, 2012, an administrative citation (\$300) was issued with a compliance date of June 11, 2012, to move the dumpster off the property. Upon reinspection on June 14, 2012, it was found that the dumpster had not been moved so the \$300 citation was charged to the property, and a second citation (\$600) was issued on June 19, 2012, with a compliance date of June 26, 2012. Upon reinspection on June 27, 2012, the dumpster was still on site so the \$600 citation was charged to the property. The City inspector went back out to the property on July 6, 2012, but the dumpster had not yet been removed. The City inspector went again to the property on July 17, 2012, and found the dumpster to have been removed and the property to be in compliance.

All citations had been mailed directly to the property owner at this same address. The property owner did not contact staff at any time prior to the special assessment letters sent out in late September.

In her written appeal, the property owner mentions the long grass citation that had been issued at her property. The property had been posted for long grass in May of this year, but no citation penalty was assessed since the property was mowed before the compliance date.

ACTION REQUESTED

In Case 12- 29V, it is requested that the Board of Adjustments and Appeals recommend the City Council affirm the \$900 special assessment in its entirety.

Attachments

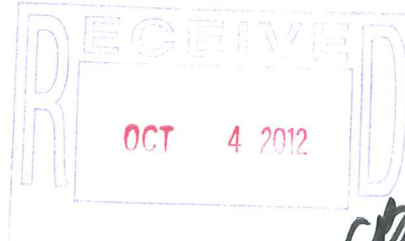
Case 12-29V documents

12-29V

10-2-2012

To: City of Coon Rapids
11155 Robison Drive
Coon Rapids MN 55433

From: Jennifer Gordon
12140 ZEA Circle NW
Coon Rapids MN 55433



*ccr
3:58pm*

RE: Dumpster removal and long grass notices from the city

Case # 08-31-24-23-0072

To Whom,

This is an objection to the fine of \$960.00 on my property address listed above.

I removed the dumpster within 5 days after receiving the 30 day notice from the city of Coon Rapids to remove the dumpster. I can provide evidence if necessary. I only received the 30 day notice to remove no citations were ever issued to me directly nor did I receive any notice from the city prior to July 9.

The matter of long grass was taken care within hours of the city's notice and I again can provide proof of action as I had a service scheduled to do this all summer.

Jennifer Gordon

*J. A. P. and
Jennifer*

Case # 12-29V

\$900.



Property Report

Report Date: 10/24/2012

PIN: 083124230072

CLOSED

PROPERTY ADDRESS: 12140 ZEA CIR

Work Order #48416

Yard And Lot Issues

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		6/1/12	MITLYNG, ADAM	
CITATION ISSUED		6/4/12	MITLYNG, ADAM	dumpster in drive for months
CITATION REINSPECT	6/12/12	6/14/12	MITLYNG, ADAM	no change
CITATION FEE APPLIED		6/19/12	MITLYNG, ADAM	\$300
CITATION ISSUED		6/19/12	MITLYNG, ADAM	\$600 citation for roll off dumpster
CITATION REINSPECT	6/27/12	6/27/12	MITLYNG, ADAM	no change
CITATION FEE APPLIED		6/27/12	MITLYNG, ADAM	\$600
INSPECTION FOLLOWUP		7/17/12	MITLYNG, ADAM	dumpster gone
COMMUNICATE W OWNER		10/2/12	DEGRANDE, KRISTIN	Owner Jennifer Gordon vm describing what assessments were for - \$300 and \$600 citations for dumpster.

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
11-1823 Semitrailer and Container Storage.	#20642 6/1/12	300.00	MITLYNG, ADAM	6-11-2012 remove roll off dumpster from property	JENNIFER A GORDON Issue Date: 6-04-2012 12140 ZEA CIR NW COON RAPIDS, MN 55433
11-1823 Semitrailer and Container Storage.	#20820 6/19/12	600.00	MITLYNG, ADAM	6-26-2012 remove roll off dumpster from property	JENNIFER GORDON Issue Date: 6-19-2012 12140 ZEA CIR NW COON RAPIDS, MN 55433

End of Report for 12140 ZEA CIR



3/13/2012 8:10 AM



05/07/2012 15:18

5/7/2012 3:18 PM





ADMINISTRATIVE CITATION

Citation #48416-20642

JENNIFER A GORDON
12140 ZEA CIR NW
COON RAPIDS, MN 55433

Issue Date: 6-04-2012

Address: **12140 ZEA CIR**
COON RAPIDS, MN

PIN #: 083124230072

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 6/1/12 the following violation(s) of Coon Rapids City Code was found:

<u>Compliance Date</u>	<u>City Code</u>	<u>City Code Summary</u>	<u>Penalty</u>
6-11-2012 remove roll off dumpster from property	11-1823	It is illegal to park, store, or maintain, or permit to be parked, stored, or maintained on any property a semitrailer, a ground level storage container, or similar container.	\$300.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, the penalty is immediately due. All costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Adam Mitlyng
Code Enforcement
763-767-6470





**COON
RAPIDS**
Minnesota

ADMINISTRATIVE CITATION

Citation #48416-20820

JENNIFER GORDON
12140 ZEA CIR NW
COON RAPIDS, MN 55433

Issue Date: 6-19-2012

Address: **12140 ZEA CIR**
COON RAPIDS, MN

PIN #: 083124230072

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

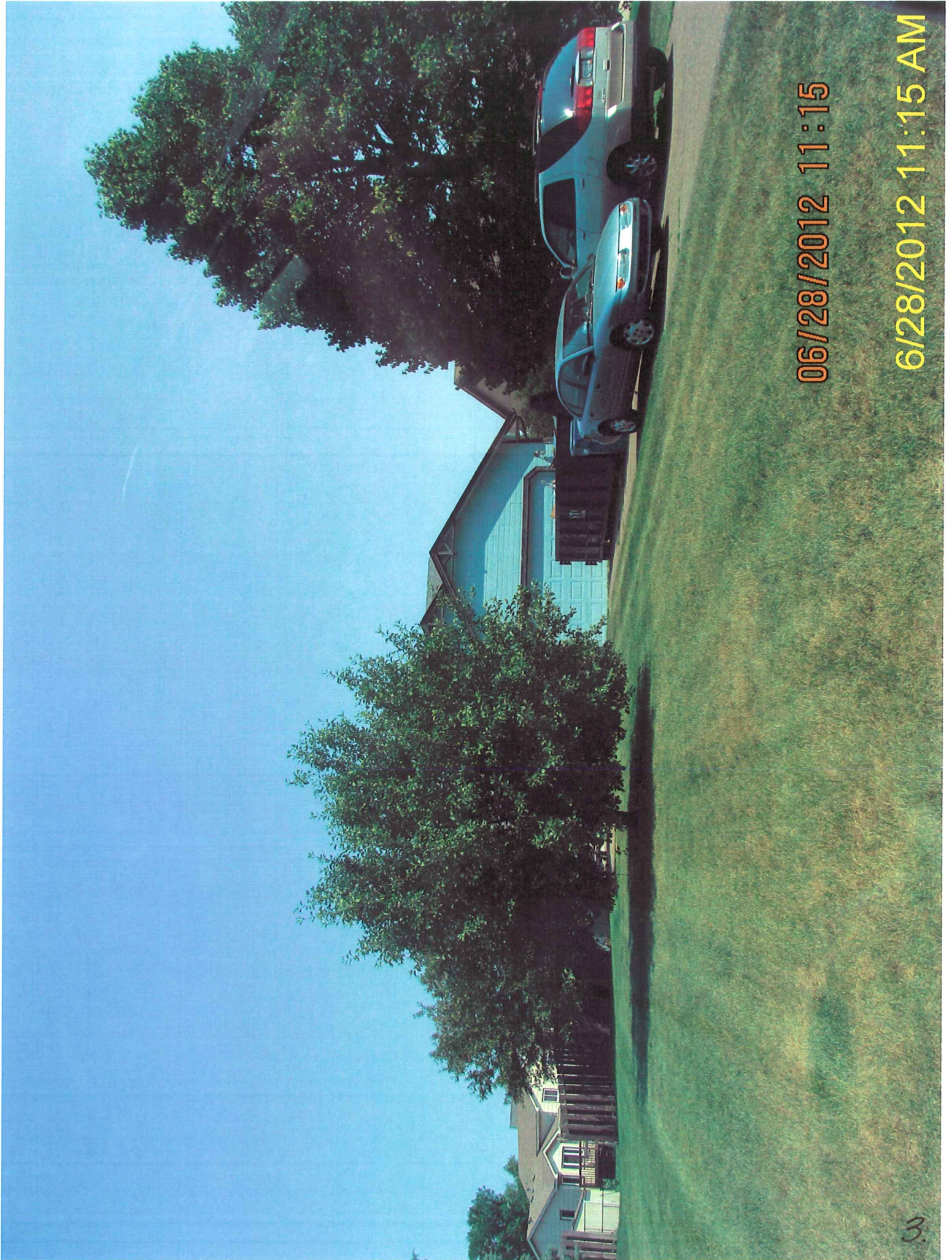
On 6/19/12 the following violation(s) of Coon Rapids City Code was found:

<u>Compliance Date</u>	<u>City Code</u>	<u>City Code Summary</u>	<u>Penalty</u>
6-26-2012 remove roll off dumpster from property	11-1823	It is illegal to park, store, or maintain, or permit to be parked, stored, or maintained on any property a semitrailer, a ground level storage container, or similar container.	\$600.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, the penalty is immediately due. All costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Adam Mitlyng
Code Enforcement
763-767-6470



06/28/2012 11:15

6/28/2012 11:15 AM



07/06/2012 11:36

City of Coon Rapids Permit Search Results

<u>Permit #</u>	<u>Permit Type</u>	<u>Sub Type</u>	<u>Work Type</u>	<u>Description</u>	<u>House</u>	<u>Street</u>	<u>Unit</u>	<u>Use</u>	<u>Issued Date</u>	<u>Final Date</u>	<u>Dead Date</u>	<u>Cancel Date</u>	<u>Exp Date</u>	<u>Valuation</u>	<u>ePermit</u>	<u>User 1</u>	<u>User 2</u>
CR125223	Building	Reroof	Replace	Reroof Dwelling/Attached Garage	12140	Zea Cir			08/26/2010					7,940	No		
CR093079	Mechanical	Residential	Replace	Furnace	12140	ZEA CIR			10/17/2005	06/27/2006				1,200	No		

2 Permit record(s) found**Total Valuation: 9,140**



Board of Adjustment and Appeals - Regular Session

4.

Meeting Date: 11/01/2012

Subject: Special Assessment Objection, Tiffany Breske, 10748 Flora Street, 21-31-24-22-0041, Case 12-30V

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

Unpaid penalties and/or costs associated with code enforcement action against the subject property in the amount of \$150 are proposed to be assessed against the property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The amount of \$150 is for an administrative penalty for the second violation for long grass within the same growing season.

A City inspector went out to the property on June 20, 2012, to investigate long grass/weeds taller than 8" at the property. The property was posted with an administrative citation (\$300) and a letter was sent to the property owner at this same address. The compliance date was set for June 27, 2012. The reinspection took place on June 28, 2012, at which time the property had been mowed and was in compliance, and the \$300 citation penalty was not charged.

A City inspector went out to the property again on August 29, 2012, to investigate long grass/weeds of 12" - 36" tall around the backyard. The property was posted with an administrative citation (\$300) and a letter was sent to the property owner (same address). The compliance date was set for September 5, 2012. The homeowner called City staff on August 30, 2012, expressing concern that she had received a citation. She also requested that the photos of her property be e-mailed to her, which they were. The reinspection took place on September 6, 2012, at which time the weeds had been cut and the property was in compliance so the \$300 citation was not charged, but because the property had been posted for long grass/weeds previously this growing season, half of the administrative penalty (\$150) was charged for the second offense.

ACTION REQUESTED

In Case 12-30V, it is requested that the Board of Adjustment and Appeals recommend the City Council affirm the \$150 special assessment in its entirety.

Attachments

Case 12-30V documents

12-30V

Rec'd 10/5/12 @ 2pm

IN REPLY REFER TO:

Tiffany L. Breske

10748 Flora St. NW

Coon Rapids, MN 55433

Oct 5, 2012

#21-31-24-22-0041

\$150

Case # 12-30V

City Clerk of Coon Rapids

Long Grass & Weeds Citation-Written Objection

To Whom it May Concern:

On Aug 29, 2012, I returned home from work to see an administrative citation taped to the front window of my house. On the citation, it noted to remove the "buckthorn" growing under "play gym", along fence, some along garage...(See attached Citation). I was confused as to why I received the citation, what the rules were, who determines what is a weed or what is simply landscaping, and what exactly "buckthorn" was. I left some voicemails that evening on the number that was listed on the citation. The next morning, Leya returned my phone calls. After some discussion, and an apology on my behalf for cussing on the voicemail (due to my initial frustration regarding the citation), she kindly explained to me that I was being cited for buckthorn in my yard. She explained to me that this was determined to be a noxious weed by the University of Minnesota. I informed her that I would be happy to take care of this weed, but explained that I was not even aware of what this weed looked like. I also stated I may be filing an extension, but until I knew what exactly it was that I needed to get rid of, I couldn't accurately assess the amount of time this job would take me. She stated she would send me an email with a picture of my citation, which showed the actual weed in the picture that was taken in my yard, and also a picture of what buckthorn looked like, so I could accurately recognize the weed and get it removed. She also reminded me of the upcoming Labor Day Holiday and informed me that the office was closed, so if I planned on filing an extension, I'd have to keep that date in mind. See the attached Email dated 8/30 and Attachment 1 and Attachment 2.

After receiving the email, I investigated my backyard later on that evening, and now knowing what I was looking for, I noticed to my dismay, exactly what weed I was being cited for. It was, in fact, all over my backyard, including on the side of my garage and under the play gym. This noxious weed must have been growing for many years prior to me closing on the house at the end of March 2012! I called up a friend, and asked him to come and help me remove this weed, as quite the job lay ahead of me. I explained to him that this had to be taken care of prior to Sep 5, 2012 or I had to file an extension or risk getting fined. He stated he was available on Saturday, Sep 1, 2012, and we made plans to remove this weed. This date is before the Sep 5, 2012 deadline; therefore, I did not need to file an extension.

On Sep 1, 2012, we removed all of the buckthorn on my property. I even found some the inspector did not find! I found additional buckthorn along my deck and also on the side of my house opposite my garage, which I also removed. Please see my attached pictures from Sep 1,

2012-Exhibits A, B, C, and D-which show my entire yard waste garbage bin full of buckthorn that we had removed from my yard that same day. I believe these pictures clearly show the amount of the buckthorn I removed to get my yard into compliance with my understanding of the citation.

I feel I put forth an excellent effort to make my property in compliance with being free and clear of this noxious weed within the allotted time specified, when this issue was brought to my attention. If the citation was by any means ambiguous, and the inspector had a different intent, which I have not yet resolved, I'd be happy to resolve any outstanding issues there may be on my property, provided a more clear explanation is conveyed.

To summarize, I do not feel I should not be penalized if the citation had a different intent, as I have clearly provided my pictorial evidence showing I resolved my understanding of the citation's intent (to include my subsequent correspondence with the City (Leya)).

I appreciate you taking the time to review my written obligation, and also for your consideration in this matter. I look forward to receiving a response regarding the decision. I will put forth my best effort to attend the hearing on Nov 1, 2012, but with being a single, working parent, nighttime child care may present a challenge. Should you have any questions regarding my objection, please contact me at 763- 8.

Sincerely,



Tiffany L. Breske

Attachments:

Citation

Email dated 8/30

Attachment 1

Attachment 2

Exhibit A

Exhibit B

Exhibit C

Exhibit D



COON
RAPIDS
Minnesota

ADMINISTRATIVE CITATION Long Grass & Weeds

Property Posted: _____

PLEASE CUT
WEEDS/BRUSH ALONG FENCE

10748 FLORA ST.

To: Owner/Occupant
Address:
Coon Rapids, MN

This is an Administrative Citation for long grass or weeds issued under Coon Rapids City Code Chapter 2-1100. An inspection was performed at your property, and it was determined that all or part of your property exceeded the height allowed through City Code. You are responsible to mow the front, back and side yards, including any boulevard areas. If you mow your grass before the Compliance Date listed below, the \$300 penalty will not be charged. If you appeal the citation before the Compliance Date listed, the penalty will be put on hold until the appeal is heard. If a second or subsequent Long Grass & Weeds Citation is issued within 180 days, even if you mow prior to the Compliance Date, a penalty of \$150 will be charged. If you don't mow your property, the full \$300 penalty will be charged.

On 8-29-12 at 9:10 AM/PM, the following violations of Coon Rapids City Code was found:

<u>Compliance Date</u>	<u>City Code</u>	<u>City Code Summary</u>	<u>Penalty</u>
<u>8-9-5-12</u>	<u>8-502 & 8-503 Noxious Weeds and Growing Grass</u>	Weeds and grass over eight (8) inches are a nuisance and must be mowed.	\$300.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to the brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City will mow your property. If the city mows your property, the penalty will be charged to the property taxes in the form of a Special Assessment.

If you are age 60 or over and need assistance with maintaining your yard, ACCAP Chores & More is available. The program does minor home repairs, housekeeping and seasonal chores such as mowing. They are done at a nominal suggested donation with subsidy for those of need. Call Ann at 763-767-6521, Monday - Thursday to obtain help.

Long Grass Inspector
763-951-7202

REMOVE "BUCKTHORN" GROWING
UNDER "PLAY GYM", ALONG FENCE,
SOME ALONG GARAGE ...

Citation

[+Tiffany](#) [Search](#) [Images](#) [Maps](#) [Play](#) [YouTube](#) [News](#) [Gmail](#) [Documents](#) [Calendar](#) [More](#)

Google

Gmail

[More](#)[COMPOSE](#)[The Funniest Tees - www.snorgtees.com](#) - When did you last have a good cry? Laugh til you cry, hilarious tees![Inbox \(5,184\)](#)[Important](#)[Sent Mail](#)[Drafts \(3\)](#)[Circles](#)[Personal](#)[Travel](#)

..

[Sign into chat](#)[Search people...](#)[Bekah Randall](#)[Fazal Bari](#)[jjdfultz](#)[Joshua Fuchs](#)[Nate Eberle](#)[Shannon Breske](#)[AG](#)[Curtis, Aaron E US...](#)[KinderCare/Knowl...](#)[Sarah Fuchs](#)

buckthorn photo

Inbox x

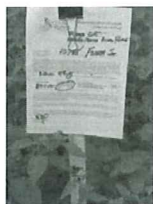
Leya Drabczak drabczak@coonrapidsmn.gov

to me

Here are the photos you requested. If you are appealing please submit the application before the compliance date. Our offices will be closed for Labc 3rd.

Sincerely,

Leya Drabczak

2 attachments — [Download all attachments](#)**DSC01450.JPG**1866K [View](#) [Share](#) [Download](#)

(attachment 2)

BUCKTHORN.docx43K [View](#) [Download](#)

(see attached printout, attachment 1)

Tiffany Breske tif

m

to Leya


Thank you Leya for taking the time to call me back and also for sending the pictures so I can get this taken care of.

Aug 30

Aug 30



BUCKTHORN

 **COON RAPIDS**
Minnesota

City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433-1761
Tel: 763-755-2880
Fax: 763-767-6491
www.coonrapidsmn.gov

ADMINISTRATIVE CITATION

PLEASE COMPLY WITHIN 180 DAYS

10748 F

To: Owner/Occupant
Address: _____
Coon Rapids, MN _____

This is an Administrative Citation for long grass or weeds issued under Coon Rapids City Code. An inspection was performed at your property, and it was determined that all or part of your property was not maintained in accordance with the standards allowed through City Code. You are responsible to mow the front, back and side of your property. If you mow your grass before the Compliance Date listed below, the \$300 penalty will be put on hold until the next inspection. If you do not mow your property before the Compliance Date, a subsequent Long Grass & Weeds Citation is issued within 180 days, even if you mow your property, the full \$300 penalty of \$150 will be charged. If you do not mow your property, the full \$300 penalty will be charged.

On **8-29-12** at **9:12** AM PM, the following violations occurred:

Compliance Date	City Code	City Code Summary
89-5-12	8-502 & 8-503 Noxious Weeds and Growing Grass	Weeds and grass are a nuisance and

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information. You can also refer to the brochure for instructions on applying for an extension of the Compliance Date online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Summary at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date, the city will mow your property. If the city mows your property, the penalty will be charged to the property owner's Assessment.

If you are age 60 or over and need assistance with maintaining your yard, ACCA (Area Agency on Aging) does minor home repairs, housekeeping and seasonal chores such as mowing. Call Ann at 763-767-6521, Monday through Friday, 9:00 AM to 4:00 PM.

Long Grass Inspector
763-951-7201

Attachment 2





Exhibits



Exhibit D

COON RAPIDS
ADMINISTRATIVE CITATION
Long Grass & Weeds
Please Cut
Weeds/Grass Along Fence

10748 FURER ST.

Grass or weeds issued under Coon Rapids City Code Chapter 2-1105. In
and it was determined that all or part of your property exceeded the height
possible to mow the front, back and side yards, including any landscaped areas.
ce Date listed below, the \$300 penalty will not be charged. If you appeal the
the penalty will be put on hold until the appeal is heard. If a second or
is issued within 180 days, even if you mow prior to the Compliance Date, a
mow your property, the full \$300 penalty will be charged.

At 4:00 PM, the following violations of Coon Rapids City Code were found:

City Code Summary
Weeds and grass over eight (8) inches
are a nuisance and must be mowed.

Penalty
\$300.00

Obnoxious
Growing



Property Report

Report Date: 10/24/2012

PIN: 213124220041

CLOSED

PROPERTY ADDRESS: 10748 FLORA ST

Work Order #48836

Weeds / Long Grass

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
CITATION ISSUED		6/20/12	CAMERER, CALVIN	Citation posted at property. Grass & weeds 8"+
INFORMATION SENT		6/20/12	HINTZE, CINDY	Courtesy letter sent.
CITATION REINSPECT	6/28/12	6/28/12	GAZELKA, MIKE	grass mowed
COMPLIANCE		6/28/12	DRABCZAK, LEYA	

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code 8-502 & 8-503 Noxious Weeds ar#20843 Inspection Date 6/20/12 Fine 300.00 Inspected By CAMERER, CALVIN

Compliance Date & Instructions

Citation Issued To

Files attached to this work order:

\\WorkOrder\48836\10748 FLORA ST 06202012.pdf

Work Order #50255

Weeds / Long Grass

CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
CITATION ISSUED		8/29/12	GAZELKA, MIKE	Citation posted at property. Brush & weeds around perimeter of backyard 12-36". SECOND POSTING OF THE SEASON - MINIMUM \$150 APPLIES. Previously posted 6/20/12.
INFORMATION SENT		8/29/12	HINTZE, CINDY	Courtesy letter sent.
COMMUNICATE W OWNNEF		8/30/12	DRABCZAK, LEYA	owner called vmail 3 x and left offensive messages. Id returned call and forwarded her photos from her dwelling per her request. Id informed her that if she left any other offensive messages her calls would not be returned.
CITATION REINSPECT	9/6/12	9/6/12	GAZELKA, MIKE	Grass has been cut.
COMPLIANCE		9/6/12	HINTZE, CINDY	
COMMUNICATE W OWNNEF		10/11/12	DEGRANDE, KRISTIN	Homeowner Tiffany called regarding pending assessment. She has photos of grass mow, had questions about process. Will submit an appeal.

PROPERTY ADDRESS: 10748 FLORA ST

Work Order #50255

Weeds / Long Grass

PIN: 213124220041

CLOSED

~ ADMINISTRATIVE CITATION INFORMATION ~

<u>City Code</u>	<u>Inspection Date</u>	<u>Fine</u>	<u>Inspected By</u>
8-502 & 8-503 Noxious Weeds and Growing Grass.	8/29/12	300.00	GAZELKA, MIKE

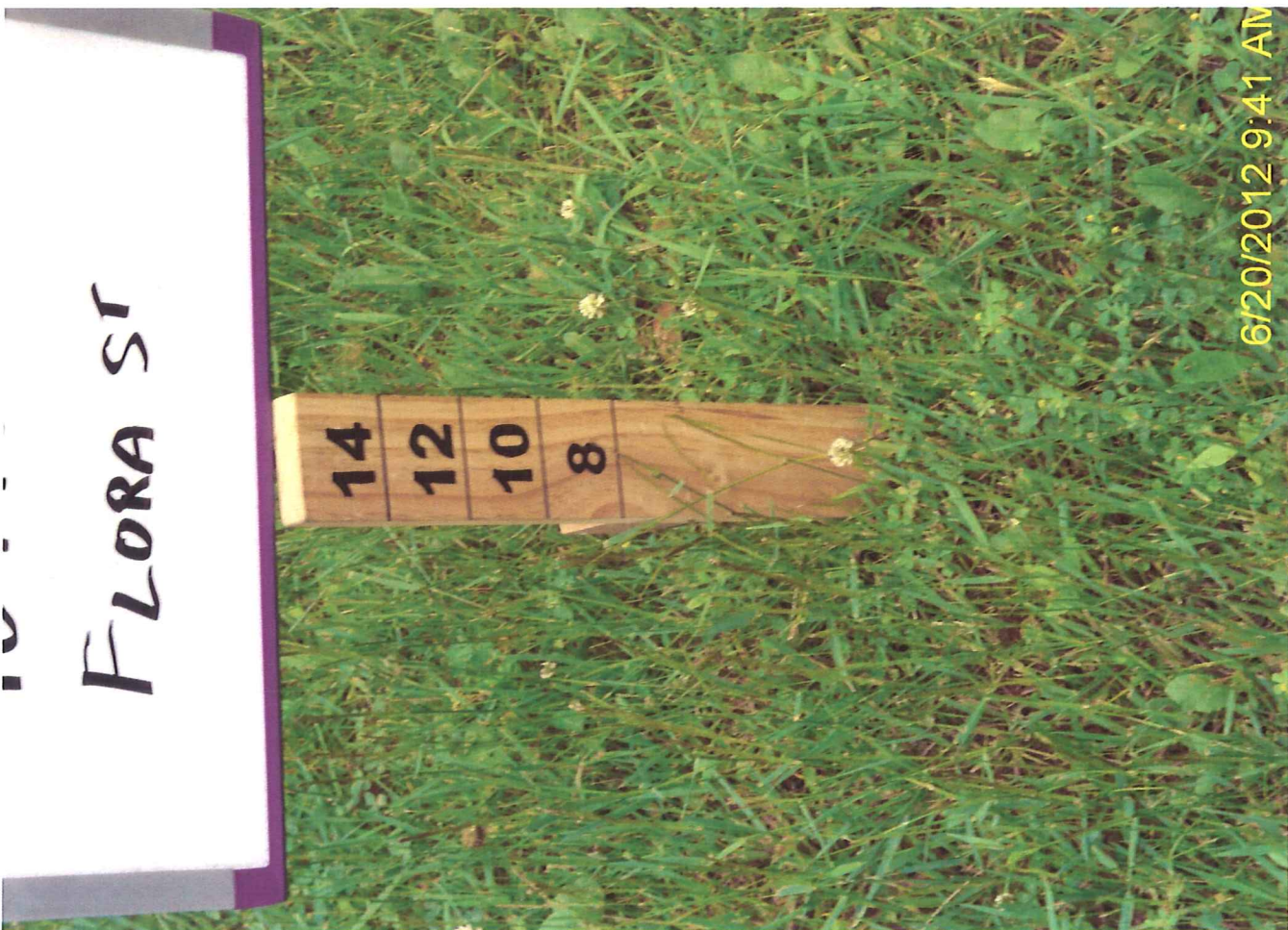
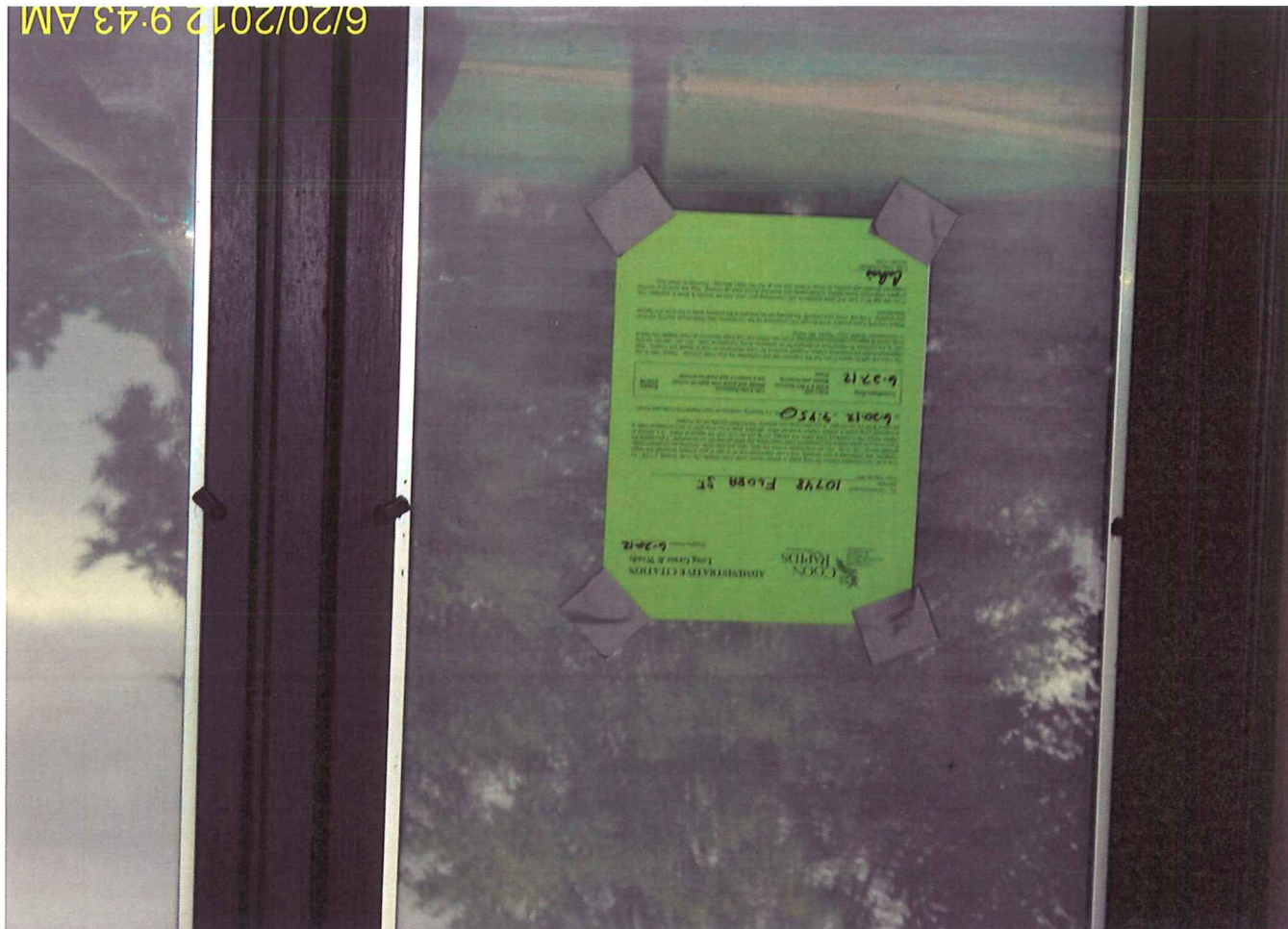
Files attached to this work order:

\\WorkOrder\50255\10748 FLORA ST 08292012.pdf

Compliance Date & Instructions

Citation Issued To

End of Report for 10748 FLORA ST





ADMINISTRATIVE CITATION
Long Grass & Weeds

Property Posted

6-20-12

To: Owner/Occupant
Address
Coon Rapids, MN

10748 FLORA ST.

This is an Administrative Citation for long grass or weeds issued under Coon Rapids City Code Chapter 2-1100. An inspection was performed at your property, and it was determined that all or part of your property exceeded the height allowed through City Code. You are responsible to mow the front, back and side yards, including any boulevard areas. If you mow your grass before the Compliance Date listed below, the \$300 penalty will not be charged. If you appeal the citation before the Compliance Date listed, the penalty will be put on hold until the appeal is heard. If a second or subsequent Long Grass & Weeds Citation is issued within 180 days, even if you mow prior to the Compliance Date, a penalty of \$150 will be charged. If you don't mow your property, the full \$300 penalty will be charged.

On 6-20-12 at 9:15 AM, the following violations of Coon Rapids City Code were found:

Compliance Date	City Code	City Code Summary	Penalty
6-27-12	8-502 & 8-503 Noxious Weeds and Growing Grass	Weeds and grass over eight (8) inches are a nuisance and must be mowed.	\$300.00

You have the right to appeal if you feel the inspector has not interpreted the City Code correctly. Please refer to the attached enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to the brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City will mow your property. If the city mows your property, the penalty will be charged to the property taxes in the form of a Special Assessment.

If you are age 60 or over and need assistance with maintaining your yard, ACCAP Chores & More is available. The program does minor home repairs, housekeeping and seasonal chores such as mowing. They are done at a nominal suggested donation with subsidy for those of need. Call Ann at 763-787-6521, Monday - Thursday to obtain help.

Cabini
Long Grass Inspector
763-951-7202

6/20/2012 9:43 AM



June 20, 2012

BRESKE TIFFANY
10748 FLORA ST NW
COON RAPIDS, MN 55433

Address: **10748 FLORA ST**
COON RAPIDS, MN 55433

Administrative Citation: **#48836**

PIN: 213124220041

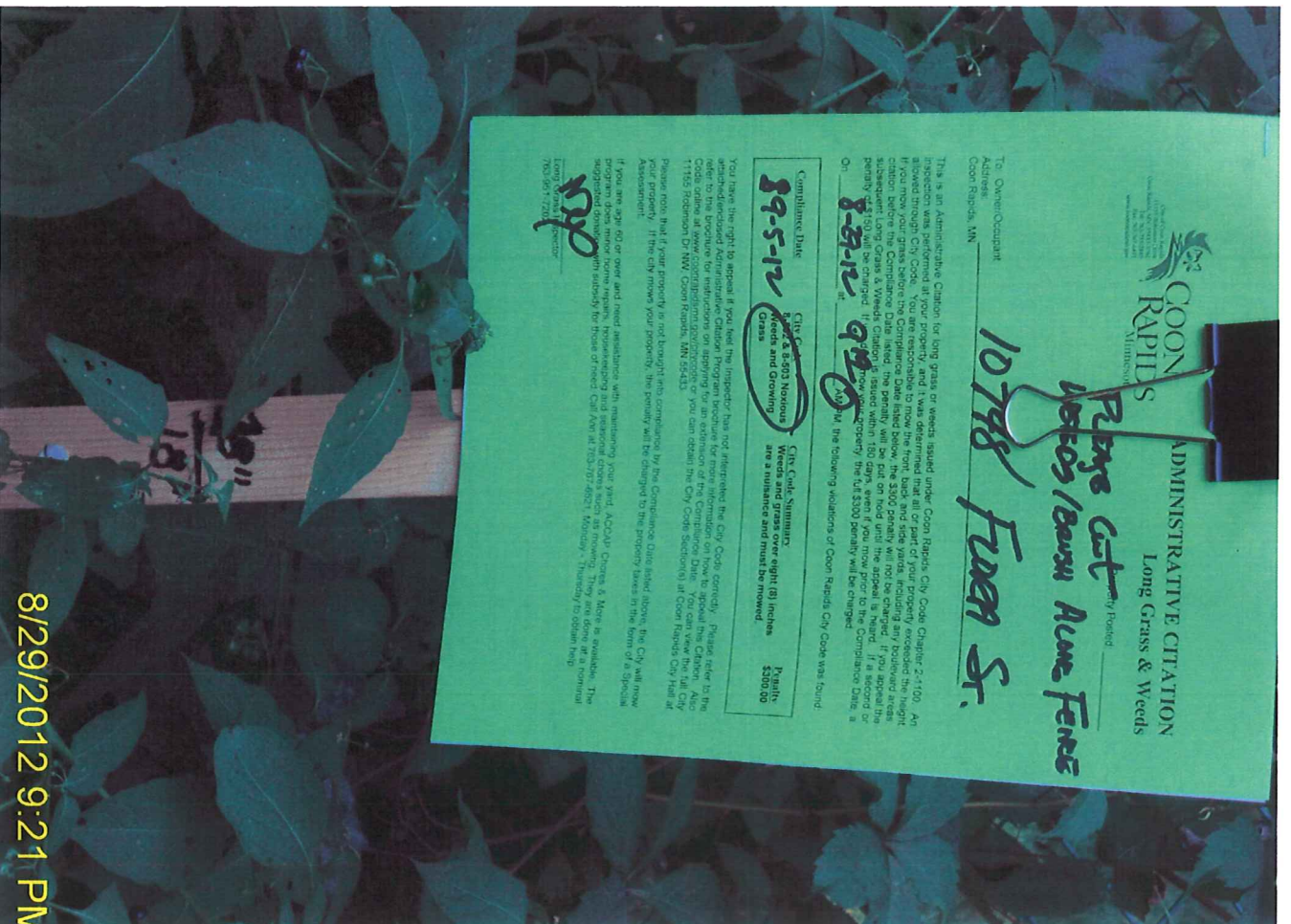
Your property in Coon Rapids was recently posted with an Administrative Citation for long grass. In the City of Coon Rapids, grass and/or weeds cannot be taller than 8" in height. Anoka County Property Records identifies you as the taxpayer/property owner of 10748 FLORA ST, and for this reason, this letter is being sent to you to ensure you are aware of the long grass citation at your property. If your property is mowed by 06/27/2012, the \$300 penalty will not be charged.

For more information, please refer to the citation posted at your property or call 763-951-7202.

Long Grass Inspector
763-951-7202



8/29/2012 9:21 PM



8/29/2012 9:21 PM





8/29/2012 9:22 PM

City of Coon Rapids
11155 Robinson Dr NW, Coon Rapids, MN 55433
Tel: 763-951-7200
www.coonrapidsmn.gov

COON RAPIDS
Minnesota

ADMINISTRATIVE CITATION
Long Grass & Weeds

Please Call *Party Posted*

10748 FURBER ST.

To: Owner/Occupant
Address: Coon Rapids, MN

This is an Administrative Citation for long grass or weeds issued under Coon Rapids City Code Chapter 2-1100. An inspection was performed at your property, and it was determined that all or part of your property exceeded the height allowed through City Code. You are responsible to mow the front, back, and side yards, including any boulevard areas. If you mow your grass before the Compliance Date listed below, the \$300 penalty will not be charged. If you appeal the citation before the Compliance Date listed, the penalty will be put on hold until the appeal is heard. If a second or subsequent Long Grass & Weeds Citation is issued within 180 days, even if you mow prior to the Compliance Date, a penalty of \$150 will be charged. If you do not mow your property, the full \$300 penalty will be charged.

On 8-29-12 at 9:22 AM, the following violations of Coon Rapids City Code was found:

Compliance Date	City Code Section	City Code Summary	Penalty
<u>8-9-5-12</u>	<u>8-9-5-12</u> & 8-9-5-13	City Code Summary: Weeds and grass over eight (8) inches are a nuisance and must be mowed.	\$300.00

You have the right to appeal if you feel the inspector has not interpreted the City Code correctly. Please refer to the attached/denied Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to the brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City will mow your property. If the city mows your property, the penalty will be charged to the property taxes in the form of a Special Assessment.

If you are age 60 or over and need assistance with maintaining your yard, AGCAP Chores & More is available. The program does minor home repairs, housekeeping and seasonal chores such as mowing. They are done at a nominal suggested don't-with subsidy for those of need. Call Ann at 763-951-7200, Monday - Thursday to plan help.

Long Grass Inspector
763-951-7200

REMOVING EXCESSIVE GRASS UNDER PARKING LOT DRIVE FENCE, SOME ABOVE GARAGE ...

8/29/2012 9:26 PM



August 29, 2012

BRESKE TIFFANY
10748 FLORA ST NW
COON RAPIDS, MN 55433

Address: **10748 FLORA ST**
COON RAPIDS, MN 55433

Administrative Citation: **#50255**

PIN: 213124220041

Your property in Coon Rapids was recently posted with an Administrative Citation for long grass. In the City of Coon Rapids, grass and/or weeds cannot be taller than 8" in height. Anoka County Property Records identifies you as the taxpayer/property owner of 10748 FLORA ST, and for this reason, this letter is being sent to you to ensure you are aware of the long grass citation at your property. If your property is mowed by 09/05/2012, the \$300 penalty will not be charged.

For more information, please refer to the citation posted at your property or call 763-951-7202.

Long Grass Inspector
763-951-7202



Board of Adjustment and Appeals - Regular Session

5.

Meeting Date: 11/01/2012

Subject: Special Assessment Objection, Richard Pfiffner, 10960 Foley Boulevard, 13-31-24-34-0080, Case 12-31V

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

Unpaid penalties and/or costs associated with code enforcement action against the subject property in the amount of \$1,650 are proposed to be assessed against the property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The amount of \$1,650 is for an excessive use fee (\$150) and three administrative citations for expired license tabs (penalties of \$300, \$600 and \$600).

A City inspector went out to this rental property on June 27, 2012, to investigate expired license tabs on a vehicle. An administrative citation (\$300) was issued to the property owner (same address) on June 28, 2012, with a compliance date of July 5, 2012, to display current registration or remove the vehicle from outdoor storage. Because this activity fell within twelve months of a previous administrative citation (issued in October 2011), an excessive use fee (\$150) was also charged. The reinspection for the current citation took place on July 9, 2012, and the vehicle tabs were still expired so the \$300 citation penalty was charged to the property.

Since the property was still not in compliance, a second citation (\$600) was issued on July 10, 2012, with a compliance date of July 17, 2012. The reinspection took place on July 19, 2012, at which time the vehicle tabs were still expired so the \$600 citation penalty was charged to the property.

And, again, since the tabs were still expired, a third citation (\$1,200) was issued on July 24, 2012, with a compliance date of July 31, 2012. The reinspection took place on August 1, 2012, where it was found that the vehicle tabs had been updated and brought into compliance, so only half of the citation penalty (\$600) was charged.

By State statute, the City is required to issue citations to the person of record according to Anoka County records. The property owner had his home address listed as this address. For this reason, all of the citations and the pending special assessment letters were all sent to 10960 Foley Boulevard.

ACTION REQUESTED

In Case 12-31V, it is requested that the Board of Adjustment and Appeals recommend the City Council affirm the \$1,650 special assessment in its entirety.

Attachments

Case 12-31V documents

12-31V

CITY OF COON RAPIDS
ASSESSMENT APPEAL FORM



Complete the following information (PLEASE PRINT):

NAME: RICHARD PEIFFNER

ADDRESS OF PROPERTY BEING ASSESSED: 10960 FOLEY BLVD NW

PROPERTY IDENTIFICATION NUMBER: 13-31-24-34-0080

ADDRESS OF PERSON APPEALING (if different than above): 2221 BOXWOOD AVE,
ST PAUL, MN 55119

PHONE: RES.: 6 25 BUS.: _____

AMOUNT OF ASSESSMENT: 1,650

WHAT IS BEING ASSESSED?:

EXCESSIVE CONSUMPTION, CITATION FEE - EXPIRED TABS



REASON FOR APPEAL:

I NEVER KNEW OF THESE CITATIONS UNTIL MY TENNATS
TOLD ME ON SAT. OCT 6. I NEVER RECEIVED ANY NOTICE. MY
RENTAL LICENSE HAS MY ADDRESS AT 2221 BOXWOOD, ST PAUL.
YOUR CODE DEPARTMENT TOLD ME I HAVE TO CONTACT ANOKA COUNTY
PROPERTY RECORDS & TAXATION TO CHANGE ADDRESS

Signature: [Signature]

018

ACTION BY THE BOARD:

OUTCOME OF MOTION: _____

Case # 12-31V



Property Report

Report Date: 10/24/2012

PIN: 133124340080

CLOSED

PROPERTY ADDRESS: 10960 FOLEY BLVD

Work Order #45796

Yard And Lot Issues

Task Name	Projected Start	Actual Start	Assigned To
INSPECTION 1		10/19/11	SCHREDER, ANDY
CITATION ISSUED		10/20/11	SCHREDER, ANDY
CITATION REINSPECT	10/28/11	10/31/11	SCHREDER, ANDY
COMPLIANCE		10/31/11	SCHREDER, ANDY

COMMENTS

parking off pavement
\$300
vehicle has been moved

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Inspection Date	Fine	Inspected By
11-705(10) Parking and Drives.	#19929 10/19/11	300.00	SCHREDER, ANDY

Compliance Date & Instructions

10-28-2011; discontinue parking on other than paved surfaces

Citation Issued To

RICHARD D PFIFFNER
issue date: 10-20-2011
10960 FOLEY BLVD NW
COON RAPIDS, MN 55448

Work Order #49018

Yard And Lot Issues

Task Name	Projected Start	Actual Start	Assigned To
INSPECTION 1		6/27/12	INGVALSON, DREW
CITATION ISSUED		6/28/12	INGVALSON, DREW
CITATION REINSPECT	7/6/12	7/9/12	INGVALSON, DREW
EXCESSIVE USE		6/28/12	INGVALSON, DREW
CITATION FEE APPLIED		7/10/12	INGVALSON, DREW
CITATION ISSUED		7/10/12	INGVALSON, DREW
CITATION REINSPECT	7/18/12	7/19/12	INGVALSON, DREW
CITATION ISSUED		7/24/12	INGVALSON, DREW
CITATION REINSPECT	8/1/12	8/1/12	INGVALSON, DREW
CITATION FEE APPLIED		7/24/12	INGVALSON, DREW
CITATION FEE APPLIED		8/1/12	INGVALSON, DREW
COMPLIANCE		8/1/12	INGVALSON, DREW

COMMENTS

ex tabs on red trans sport mini van (445-ALY)
\$300
Red van still has expired tabs. No change.
Previous citation in 10/2011
\$300. Noncompliance on expired tabs.
\$600 expired tabs.
Tabs are still expired on vehicle.
\$1200
Van now has current registration.
\$600
1/2 of \$1,200 Citation Fee Applied. \$600 Citation Fee Applied in total.

CLOSED

PROPERTY ADDRESS: 10960 FOLEY BLVD

PIN: 133124340080

Work Order #49018

Yard And Lot Issues

CLOSED

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
11-1831(2) Residential Property.	#20899 6/27/12	300.00	INGVALSON, DREW	7/5/2012 Expired Tabs (455-ALY), display current registration or remove vehicle from outdoor storage.	RICHARD D PFIFFNER 6/28/2012 10960 FOLEY BLVD NW COON RAPIDS, MN 55448
11-1831(2) Expired Tabs on Residential Property.	#20976 7/9/12	600.00	INGVALSON, DREW	7/17/2012 Expired Tabs (445-ALY). display current registration or remove vehicle from outdoor storage.	RICHARD D PFIFFNER issued 7/10/2012 10960 FOLEY BLVD NW COON RAPIDS, MN 55448
11-1831(2) Expired Tabs on Residential Property.	#21182 7/19/12	1200.00	INGVALSON, DREW	7/31/2012 Expired Tabs (445-ALY), display current registration or remove vehicle from outdoor storage.	RICHARD D PFIFFNER issued 7/24/2012 10960 FOLEY BLVD NW COON RAPIDS, MN 55448

Files attached to this work order:

\WorkOrder\49018\10960 Foley Blvd.docx

End of Report for 10960 FOLEY BLVD

CITY OF COON RAPIDS

ASSESSMENT REQUEST

PROPERTY ADDRESS:

PIN #: 13-31-24-34-0080

Name: RICHARD D PFIFFNER

Street Address: 10960 FOLEY BLVD NW

City, State, Zip Code: Coon Rapids, MN 55448

OWNER/TAXPAYER ADDRESS

(IF DIFFERENT FROM ABOVE):

Name:

Street Address:

City, State, Zip Code:

CODE VIOLATION DESCRIPTION:

Excessive Consumption

If Other, Please Describe:

DATE OF VIOLATION:

DATE OF POSTING:

DATE ABATEMENT COMPLETED:

6/27/2012

Notes:

multiple notice in 12 month period

FINANCE INFORMATION:

ACCOUNT NUMBER & DESCRIPTION:

AMOUNT:

NOTES:

Excessive Consumption (R Code)-40714.4563.200981

\$150.00

Select One

Select One

Select One

Select One

Grand Total:

COMMUNITY DEVELOPMENT

Name: Drew Ingvalson If Other, please type:

Today's Date: 6/28/12

NOTES:

ASSESSING (to be completed by Assessing Dept.):

Date Request Received:

Date Request Put Into Access:

Should Request be Invoiced?

Y

N

If yes, why:





ADMINISTRATIVE CITATION

Citation #49018-20899

RICHARD D PFIFFNER issued 6/28/2012
10960 FOLEY BLVD NW
COON RAPIDS, MN 55448

Address: **10960 FOLEY BLVD**
COON RAPIDS, MN

PIN #: 133124340080

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 6/27/12 the following violation(s) of Coon Rapids City Code was found:

<u>Compliance Date</u>	<u>City Code</u>	<u>City Code Summary</u>	<u>Penalty</u>
7/5/2012 Expired Tabs (455-ALY), display current registration or remove vehicle from outdoor storage.	11-1831(2)	All vehicles parked or stored on residential property must display current registration.	\$300.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, the penalty is immediately due. All costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Drew Ingvalson
Code Enforcement
763-767-6533





ADMINISTRATIVE CITATION

Citation #49018-20976

RICHARD D PFIFFNER issued 7/10/2012
10960 FOLEY BLVD NW
COON RAPIDS, MN 55448

Address: **10960 FOLEY BLVD**
COON RAPIDS, MN

PIN #: 133124340080

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 7/9/12 the following violation(s) of Coon Rapids City Code was found:

<u>Compliance Date</u>	<u>City Code</u>	<u>City Code Summary</u>	<u>Penalty</u>
7/17/2012 Expired Tabs (445-ALY). display current registration or remove vehicle from outdoor storage.	11-1831(2) Ex	All vehicles parked or stored on residential property must display current registration.	\$600.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, the penalty is immediately due. All costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Drew Ingvalson
Code Enforcement
763-767-6533





ADMINISTRATIVE CITATION

Citation #49018-21182

RICHARD D PFIFFNER
10960 FOLEY BLVD NW
COON RAPIDS, MN 55448

issued 7/24/2012

Address: **10960 FOLEY BLVD**
COON RAPIDS, MN

PIN #: 133124340080

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 7/19/12 the following violation(s) of Coon Rapids City Code was found:

<u>Compliance Date</u>	<u>City Code</u>	<u>City Code Summary</u>	<u>Penalty</u>
7/31/2012 Expired Tabs (445-ALY), display current registration or remove vehicle from outdoor storage.	11-1831(2)	All vehicles parked or stored on residential property must display current registration.	\$1200.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, the penalty is immediately due. All costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Drew Ingvalson
Code Enforcement
763-767-6533

TRANS SPORT SE



08/01/2012 09:55



Board of Adjustment and Appeals - Regular Session

6.

Meeting Date: 11/01/2012

Subject: Special Assessment Objection, Matthew Crowder, 2079 111th Lane, 15-31-24-31-0080, Case 12-32V

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

Unpaid penalties and/or costs associated with code enforcement action against the subject property in the amount of \$600 are proposed to be assessed against the property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The amount of \$600 is for two administrative citations for expired vehicle license tabs.

A City inspector went out to this rental property on August 28, 2012, to investigate expired tabs on a vehicle. An administrative citation (\$300) was issued and sent to the property owner at his address in California on August 29, 2012, with a compliance date of September 5, 2012, to display current registration or remove the vehicle from outdoor storage. The reinspection took place on September 6, 2012, at which time it was found that the vehicle tabs were still expired, so the \$300 citation penalty was charged to the property, and a second citation (\$600) was issued and sent to the property owner with a compliance date of September 13, 2012. The reinspection took place on September 17, 2012, at which time the vehicle tabs were found to be current and the property in compliance, so half of the second citation penalty was waived (\$300) and half was charged to the property.

ACTION REQUESTED

In Case 12-32V, it is requested that the Board of Adjustment and Appeals recommend the City Council affirm the \$600 special assessment in its entirety.

Attachments

Case 12-32V documents

\$600

Case # 12-32V

#15-31-24-31-0080

$$\text{at } (t_1, \dots, t_n)$$

Thank you matt.Crowder

Received 10/15/12
at 2pm

Att: Kirstin De Grande

To whom it may concern

I currently am renting a home at 2079 11th Lane NW. We have a spare van we have kept as a backup. We have recently combined two families and our oldest started collage. We got letter about tabs and intended to buy on 15th when we got paid but had to wait for check to clear we were in compliance before second notice we intended to not comply I thought if I complied by second notice there would be no fine obviously I was wrong I would have called had I known. This fine would be a HUGE burden on our family. We have sold van to avoid any further problems. I respectfully ask to have fines dropped do to my misunderstanding van is gone. No further prob

Respectfully
Brian Polasky
763

PROPERTY ADDRESS: 2079 111TH LN

PIN: 153124310080

Work Order #50251

08/29/2012 Yard And Lot Issues

CLOSED

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		8/28/12	INGVALSON, DREW	Expired Tabs on XZW-063.
CITATION ISSUED		8/29/12	INGVALSON, DREW	\$300
CITATION REINSPECT	9/6/12	9/6/12	INGVALSON, DREW	XZW-063 still has expired tabs.
CITATION FEE APPLIED		9/6/12	INGVALSON, DREW	\$300
CITATION ISSUED		9/6/12	INGVALSON, DREW	\$600
CITATION REINSPECT	9/14/12	9/17/12	INGVALSON, DREW	Vehicle now has current registration. Compliant.
CITATION FEE APPLIED		9/17/12	INGVALSON, DREW	1/2 of \$600 Citation Fee Applied. In total, \$300 Citation Fee Applied.
COMPLIANCE		9/17/12	INGVALSON, DREW	
APPEAL SUBMITTED		10/9/12	HINTZE, CINDY	Appeal received from landlord Matt Crowder. Denied due to receiving after the compliance date.
COMMUNICATE W OWNER		10/10/12	DEGRANDE, KRISTIN	Owner Matt Crowder (he is in CA) called about pending assessments. Had questions about options. I explained appeal process and deadline. ok.

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
11-1831(2) Expired Tabs on Residential Property.	8/28/12	300.00	INGVALSON, DREW	9/5/2012 Expired Tabs (XZW-063), display current registration or remove vehicle from outdoor storage.	MATTHEW B CROWDER ISSUED 8/29/2012 2250 MONROE ST APT 220 SANTA CLARA, CA 95050
11-1831(2) Expired Tabs on Residential Property.	9/6/12	300.00	INGVALSON, DREW	9/13/2012 Expired Tabs (XZW-063), display current registration or remove vehicle from outdoor storage.	MATTHEW B CROWDER ISSUED 9/6/2012 2250 MONROE ST APT 220 SANTA CLARA, CA 95050
11-1831(2) Expired Tabs on Residential Property.	9/6/12	600.00	INGVALSON, DREW	9/13/2012 Expired Tabs (XZW-063), display current registration or remove vehicle from outdoor storage.	MATTHEW B CROWDER ISSUED 9/6/2012 2250 MONROE ST APT 220 SANTA CLARA, CA 95050

Files attached to this work order:

\\cr-fs2\applications\cityworkserverfiles\WorkOrder\50251\2079 111th Ln Deny Appeal 10092012.pdf
 \\cr-fs2\applications\cityworkserverfiles\WorkOrder\50251\2079 111th Ln Appeal 10092012.pdf





ADMINISTRATIVE CITATION

Citation #50251-21600

MATTHEW B CROWDER
2250 MONROE ST APT 220
SANTA CLARA, CA 95050

ISSUED 8/29/2012

Address: **2079 111TH LN**
COON RAPIDS, MN

PIN #: 153124310080

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 8/28/12 the following violation(s) of Coon Rapids City Code was found:

<u>Compliance Date</u>	<u>City Code</u>	<u>City Code Summary</u>	<u>Penalty</u>
9/5/2012 Expired Tabs (XZW-063), display current registration or remove vehicle from outdoor storage.	11-1831(2)	All vehicles parked or stored on residential property must display current registration.	\$300.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, the penalty is immediately due. All costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Drew Ingvalson
Code Enforcement
763-767-6533





SECOND VIOLATION ADMINISTRATIVE CITATION

Citation #50251-21651

OPEN IMMEDIATELY
MATTHEW B CROWDER
2250 MONROE ST APT 220
SANTA CLARA, CA 95050

ISSUED 9/6/2012

Address: **2079 111TH LN**
COON RAPIDS, MN

PIN #: 153124310080

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 9/6/12 the following violation(s) of Coon Rapids City Code was found:

<u>Compliance Date</u>	<u>City Code</u>	<u>City Code Summary</u>	<u>Penalty</u>
9/13/2012 Expired Tabs (XZW-063), display current registration or remove vehicle from outdoor storage.	11-1831(2)	All vehicles parked or stored on residential property must display current registration.	\$600.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, the penalty is immediately due. All costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Drew Ingvalson
Code Enforcement
763-767-6533



Board of Adjustment and Appeals - Regular Session

7.

Meeting Date: 11/01/2012

Subject: Special Assessment Objection, Aleksandr and Erika Perzhu, 12362 Thrush Street,
10-31-24-22-0103, Case 12-33V

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

Unpaid penalties and/or costs associated with code enforcement action against the subject property in the amount of \$300 are proposed to be assessed against the property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The amount of \$300 is an administrative penalty for a long grass/weed citation.

A City inspector went out to the property on August 7, 2012, to investigate long grass in the backyard between 8" and 11" tall. The property owner came out of their house during the inspection, so the inspector handed them the administrative citation (\$300) and answered some questions about what needed to be mowed. A follow up letter was also sent to the owner (same address). The compliance date was set for August 14, 2012. The reinspection took place on August 15, 2012, at which time it was determined that only some of the backyard had been cut, so the \$300 penalty was charged to the property and the mowing crew was sent to mow the backyard. By the time the mowing crew arrived at the property the following day (August 16, 2012), the backyard had been cut. Regardless of whether or not the city mows the property, the \$300 citation is charged if the property owner does not mow the property before the compliance reinspection.

ACTION REQUESTED

In Case 12-33V, it is requested the Board of Adjustment and Appeals recommend the City Council affirm the \$300 special assessment in its entirety.

Attachments

Case 12-33V documents

12-33V

Received 10/12/12
1pm

City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433

Aleksandr and Erika Perzhu
12362 Thrush St NW
Coon Rapids, MN 55448
Tel (6 7

October 10, 2012

PIN# 10-31-24-22-0103

Case # 12-33 V \$300

To the Board of Adjustment and Appeals:

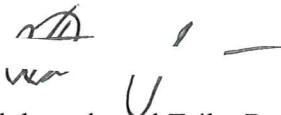
I am writing to object the citation fee for mowing assessed on our property at 12362 Thrush St NW, Coon Rapids, MN 55448.

I would like to inform you that originally the inspector came out to check the grass at our neighboring vacant house. After that, he came up to our house and measured some bushes under our evergreen trees. Since my husband was outside at the time, he explained to inspector that we never cut those bushes; those are a part of the landscaping. The inspector gave my husband a notice with the due date by which the lawn had to be mown.

Our lawn was longer than usual since we were out of town for two weeks, but it never did reach 8 inches tall. We did mow the front yard; however since it was raining we were not able to finish the backyard. So we cut it the next day by noon, which was the same day the inspector came for re-inspection. I would like to note that everything was cut, even the bushes under the evergreen trees that we normally do not cut.

We feel we did everything within our means to fulfill the requirement of the notice, and strongly urge you to reconsider imposing the assessment. We are committed to keeping our lawn cut on a regular basis, and will not let this happen again.

Sincerely,



Aleksandr and Erika Perzhu

PROPERTY ADDRESS: 12362 THRUSH ST

PIN: 103124220103

Work Order #49836

08/07/2012 Weeds / Long Grass

CLOSED

<u>Task Name</u>	<u>Scheduled Start</u>	<u>Actual Start</u>	<u>Assigned To</u>	<u>COMMENTS</u>
CITATION ISSUED		8/7/12	GAZELKA, MIKE	Citation posted at property. Front yard has been cut, but backyard is 8-11". Gave posting to owner.
INFORMATION SENT		8/7/12	HINTZE, CINDY	Courtesy letter sent.
CITATION REINSPECT	8/15/12	8/15/12	CAMERER, CALVIN	Backyard has some cut grass, but most of the backyard is not cut. Abate.
ORDER ABATEMENT		8/15/12	HINTZE, CINDY	Emailled work order to Gregg Engle at Public Works to mow property.
CITATION FEE APPLIED		8/15/12	HINTZE, CINDY	300.00
ABATE		8/16/12	ENGLE, GREGG	Grass was mowed prior to abatement crew's arrival.
COMMUNICATE W OWNER		10/2/12	DEGRANDE, KRISTIN	Owner Ericka 6' 7 called re: pending assessment. I returned her call and left a vm.
COMMUNICATE W OWNER		10/5/12	DEGRANDE, KRISTIN	Homeowner Ericka called back. She had several questions about the process and the assessment. Does not agree with being charged a fee. Might appeal.

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

<u>City Code</u>	<u>Inspection Date</u>	<u>Fine</u>	<u>Inspected By</u>	<u>Compliance Date & Instructions</u>	<u>Citation Issued To</u>
8-502 & 8-503 Noxious Weeds and Growing Grass.	8/7/12	300.00	GAZELKA, MIKE		

Files attached to this work order:

\\cr-fs2\applications\cityworksserverfiles\WorkOrder\49836\12362 THRUSH ST 08072012.pdf

End of Report for 12362 THRUSH ST



8/7/2012 9:50 PM



8/7/2012 9:51 PM



8/7/2012 9:51 PM



August 07, 2012

PERZHU ALEKSANDR
12362 THRUSH ST NW
COON RAPIDS, MN 55448

Address: **12362 THRUSH ST**
COON RAPIDS, MN 55448

Administrative Citation: **#49836**

PIN: 103124220103

Your property in Coon Rapids was recently posted with an Administrative Citation for long grass. In the City of Coon Rapids, grass and/or weeds cannot be taller than 8" in height. Anoka County Property Records identifies you as the taxpayer/property owner of 12362 THRUSH ST, and for this reason, this letter is being sent to you to ensure you are aware of the long grass citation at your property. If your property is mowed by 08/14/2012, the \$300 penalty will not be charged.

For more information, please refer to the citation posted at your property or call 763-951-7202.

Long Grass Inspector
763-951-7202



Board of Adjustment and Appeals - Regular Session

8.

Meeting Date: 11/01/2012

Subject: Special Assessment Objection, Ferid Hasic, 422 84th Lane, 03-30-24-21-0049, Case 12-34V

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

Unpaid penalties and/or costs associated with code enforcement action against the subject property in the amount of \$226 are proposed to be assessed against the property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The amount of \$226 is for the cost of securing a vacant property.

The property owner had called the City (Utility Billing) on August 29, 2012, to let them know the property was vacant. As a routine follow up action, a City inspector went out to the property to determine if there were any code enforcement related activities that needed to be addressed. Nothing was noticed at that time, and the property was posted for water shut off (a normal procedure for any vacant property).

The Police were called to the property on September 7, 2012, when it was noticed that the overhead garage door was slightly open and unsecured. Police inspected the interior to make sure nobody was inside of the home, and the City's contractor and City inspector were called out to secure the overhead door. The garage is an attached garage and the unsecured overhead door would have given access into the home, so upon Fire and Police direction in this type of scenario, attached garages are immediately secured. A letter was sent that same day to the property owner (same address) to inform him of the activity.

ACTION REQUESTED

In Case 12-34V, it is requested that the Board of Adjustment and Appeals recommend the City Council to affirm the \$226 special assessment in its entirety.

Attachments

Case 12-34V documents

12-34v

Received 10/12/12
4pm.

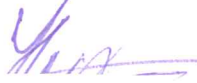
Regarding – PIN #: 03-30-24-21-0049

ADDRESS: 422 84th lane NW, Coon Rapids, MN 55433

I'm writing this letter to object to this amount of \$226 you have sent me. My house is vacant but, I have been taking care of my house and checking on it twice a week to make sure everything is still in order. I was paying my neighbor this whole summer to mow the lawn for me and they also agreed to watch over my house. This house has been for sale since April, and I recently sold the house. I was just waiting on the approval from the bank. When you guys came to my house, there was a bank appraisal at that time from the buyer's bank. Last week on the 3rd of October my bank approved my short sale, I'm just waiting for the buyers and when they decide the closing date is. This whole time my water was on and this whole summer the air conditioning was still on. I paid my water and air conditioning bills on time, every time. I didn't ask you to come check my house and I wasn't aware that you were going to come. I don't know if that is legal because I technically still own the house so you went onto my property without permission. I'm the only person working in my household of 5. I don't have the money to pay you, I'm having a tough time bringing a nice family meal to the table. The house still has homeowner insurance. The house is being taken care of in every way possible.

Thank you.

Ferid Hasic

 10/11/2012
g-hasic
Case # 12-34 v



Property Report

Report Date: 10/12/2012

PROPERTY ADDRESS: 422 84TH LN

PIN: 033024210049

Work Order #50247

08/29/2012 Vacant Monitor

OPEN

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
INFORMATION		8/29/12	HINTZE, CINDY	Owner, Fred Hasic, called Utility Billing to let them know property is vacant. They are trying to do a short sale.
Inspection 1		9/4/12	MITLYNG, ADAM	vacant, posted water shut off
POLICE CONTACT		9/7/12	INGVALSON, DREW	Garage door was unsecure and lead into house. PD swept the home.
INFORMATION		9/7/12	INGVALSON, DREW	Flo came to the property and secured the garage door.
COMMUNICATE W OWNER		9/7/12	HINTZE, CINDY	Owner, Fred Hasic, called to keep water on. Sending waiver to flo. com Need back by next Friday, Sept 14.
INFORMATION SENT		9/7/12	DRABCAZAK, LEYA	SECURE LETTER SENT TO OWNER.
SECURE PROPERTY		9/7/12	DRABCAZAK, LEYA	SECURE ATTACHED GARAGE IMMEDIATELY ACCESS TO DWELLING.
INFORMATION		9/10/12	HINTZE, CINDY	Waiver received from Ferid Masic. Will have Adam check property. PIMS & Cityworks OK.
ASSESSMENT		9/11/12	DRABCAZAK, LEYA	FLOS INVOICE # 840
WAIVER RECEIVED		9/10/12	HINTZE, CINDY	Waiver approved for Ferid Masic and expires 3/8/13.
INSPECTION FOLLOWUP		9/26/12	GAZELKA, MIKE	VACANT GAS ON/ELEC ???

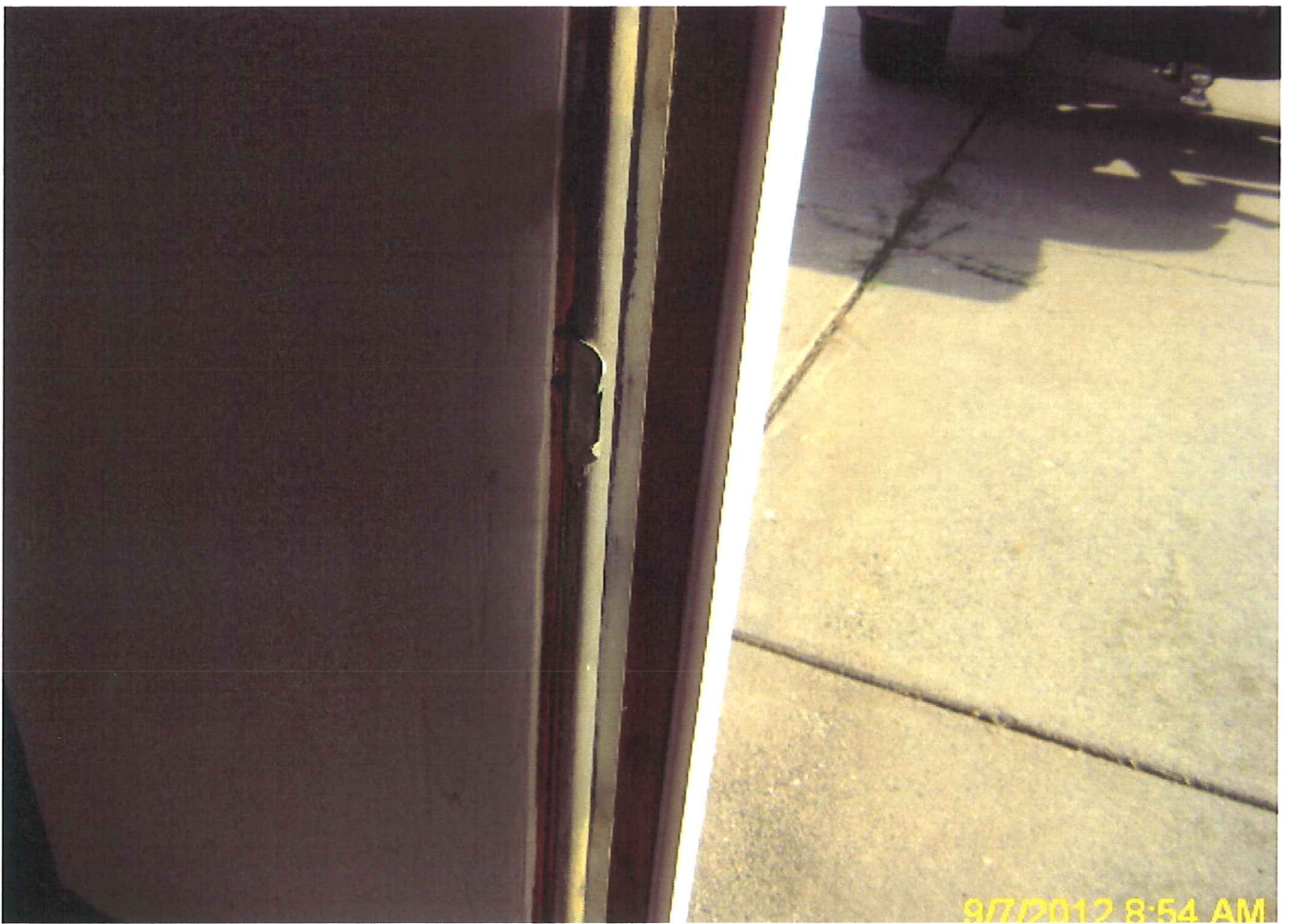
~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

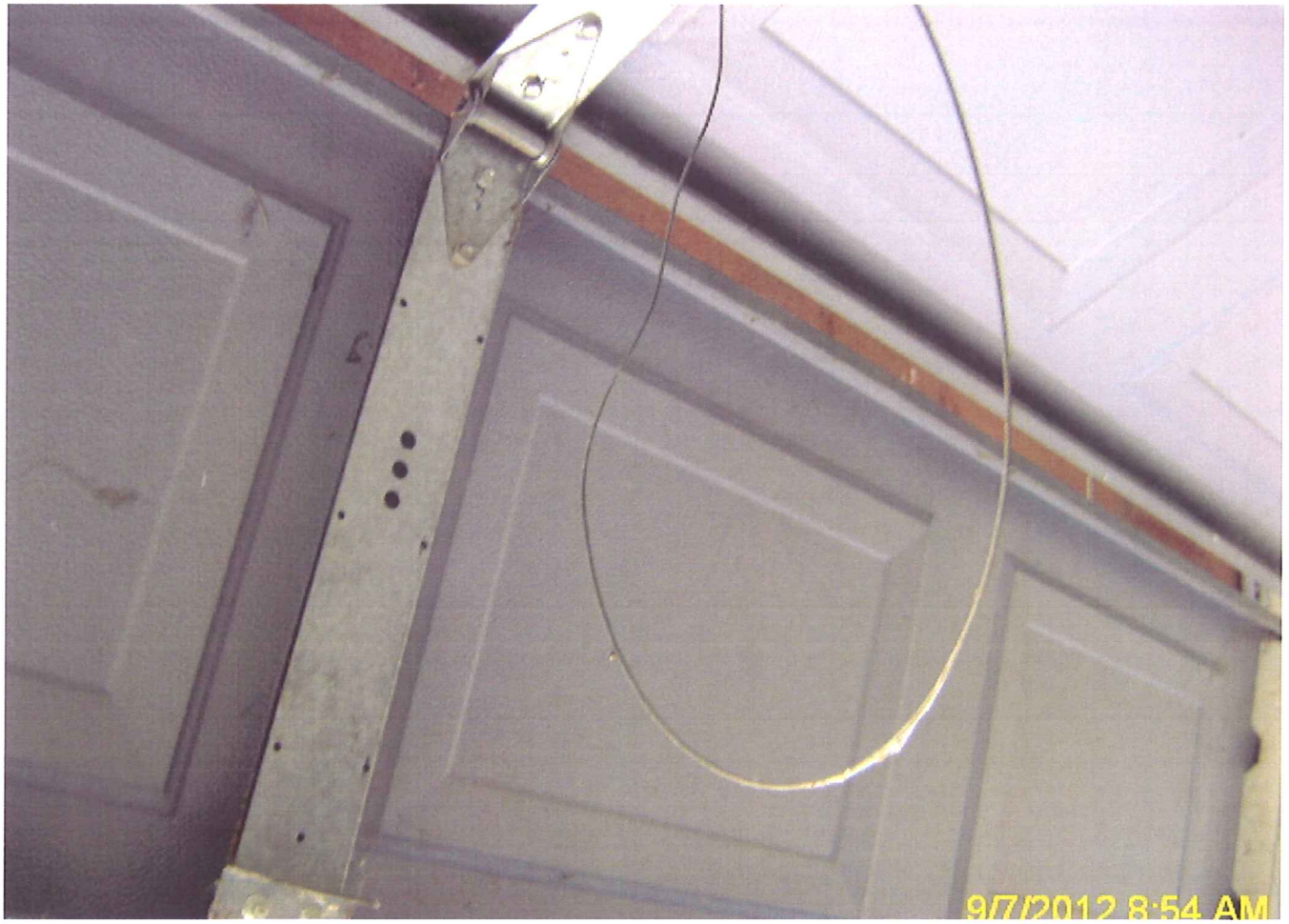
City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
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Files attached to this work order:

\\cr-fs2\applications\cityworksserverfiles\WorkOrder\50247\422 84TH LN 09072012.docx
\\cr-fs2\applications\cityworksserverfiles\WorkOrder\50247\422 84TH LN 09072012.pdf
\\cr-fs2\applications\cityworksserverfiles\WorkOrder\50247\422 84TH LN WAIVER 09102012.pdf

End of Report for 422 84TH LN







9/7/2012

FERID HASIC
422 84TH LN NW
COON RAPIDS, MN 55433

Re: 422 84TH LN 033024210049

To Whom It May Concern:

During a recent inspection of vacant properties in the City of Coon Rapids, our inspectors noted that the above property was unsecured.

In an effort to reduce property damage and crime, our city has the policy of securing these properties immediately. If required, a lock set or hasp and padlock is used to secure the property. You may contact our office for a set of keys.

Any fees incurred will be charged back to the property in the form of a special assessment.

Please contact me with any questions, I will be happy to assist you.

Sincerely,

Leya Drabczak
Housing Inspector
City of Coon Rapids
763-767-6420
LDrabczak@coonrapidsmn.gov

flos remodeling9781 monroe st ne
blaine, MN 55434Phone # 6127517117
Fax # 7637833504

fdmagadan@comcast.net

Invoice

Date	Invoice #
9/7/2012	840

Bill Tocity coon rapids
11155 robinson dr
coon rapids, mn 55433

P.O. No.	Terms	Project
58812		

Quantity	Description	Rate	Amount
2	422 84th lane. (trip fee)	50.00	50.00
	secured over head garage door	0.00	0.00
	labor	55.00	110.00
leya		Total	\$160.00

Approved to pay and assess
back To property taxes.

#50247



From: "Cindy Hintze" <CHintze@coonrapidsmn.gov>
Subject: 422 84th Ln waiver
Date: September 7, 2012 11:17:23 AM CDT
To: fhasic71@gmail.com

2 Attachments, 230 KB

Mr. Hasic,
Attached is the Request for Water Waiver to keep the water on at your property at 422 84th Ln. Please complete the form and return it to me before Friday, September 14. If I have not received the waiver by that date, we will move forward with turning the water off at the property.

Please contact me if you have any questions. Have a great day,
Cindy

Cindy Hintze



11155 Robinson Drive | Coon Rapids, MN 55433
Direct Dial 763 767 6404
Fax 763 767 8573

COON RAPIDS, MN 55433-1155



REQUEST FOR WATER WAIVER

DATE: 9-8-2012

VACANT PROPERTY ADDRESS: 422 84th Ln NW Coon Rapids

PERSON REQUESTING A WAIVER IS THE

☒ CURRENT HOMEOWNER ☐ REALTOR As of Date: ☐ BANK REPRESENTATIVE ☐ MORTGAGE COMPANY REPRESENTATIVE ☐ OTHER:

NAME (& COMPANY, if applicable): FERD HASIC

ADDRESS: 2157 123rd Ln NW

CITY, STATE, ZIP: Coon Rapids, MN 55448

PHONE: 763-843-9580 EMAIL: fhasic71@gmail.com

The City of Coon Rapids posted this property for water shut off at the curb because the property is currently not occupied (City Code Chapter 13-216). I am requesting approval for water to remain on at the property for the following reason:

I watch over my property and check on it twice a week. The house is sold its just waiting for an approval from the bank. Thanks.

I agree to the following terms, and if I fail to adhere to these requirements, the City will proceed in turning off the water to this property.

☒ Keep property connected to gas and electric ☐ Actively heat property
☐ Winterize the property ☐ Provide general oversight to property, keeping it from becoming a nuisance to neighboring residents

Signature: [Signature] Date: 9-8-12

CW - OK
PMS - OK
AM - OK

Waiver Status: Approved

Expiration date: 3.8.13

Staff signatures: [Signature]



Board of Adjustment and Appeals - Regular Session

9.

Meeting Date: 11/01/2012

Subject: Special Assessment Objection, Lee R. Wolfgram Sr., 10022 Linnet Street, 27-31-24-12-0026, Case 12-35V

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

Unpaid penalties and/or costs associated with code enforcement action against the subject property in the amount of \$1,000 are proposed to be assessed against the property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The amount of \$1,000 is for a rental licensing violation fee.

A letter from City staff had been sent to the property owner to his Ham Lake address in 2009 about the need to license the Coon Rapids property as a rental dwelling if it was a rental property. City utility bills showed that the owner did not live at the Coon Rapids address and Anoka County records showed it as a non-homesteaded property.

After hearing nothing from the property owner, a rental licensing violation letter (\$500) was sent to the Ham Lake address in August 2011 asking the owner to obtain a rental license for the property by September 30, 2011. There was no response, and the \$500 penalty was charged. A second rental violation letter (\$1,000) was sent to the property owner on October 13, 2011, giving a compliance deadline of November 15, 2011, and with still no communication from the owner, the \$1,000 penalty was charged to the property. These penalties are past assessments and are not part of this appeal.

Ultimately, a third rental violation letter (\$1,000) was sent on November 29, 2011. This letter gave a January 1, 2012, compliance date and on January 10, 2012, the property owner contacted City staff. He stated that his sister was living in the property and the housing inspector agreed to suspend the current pending charge as long as he applied for and was awarded relative homestead status, proving that he fulfilled all of the qualifications needed for a relative homestead from Anoka County (and thus not requiring a rental license with the City). Seven months passed without any further communication from the property owner and no change in homestead status with Anoka County, so the third penalty (\$1,000) was charged to the property.

On October 16, 2012, a fourth rental licensing violation letter (\$2,000) was mailed before the housing inspector was aware that the property owner had submitted a written appeal for this pending \$1,000 assessment. A letter was mailed out the following day directing the property owner to disregard the rental violation letter dated October 16, 2012.

ACTION REQUESTED

In Case 12-35V, it is requested that the Board of Adjustment and Appeals recommend the City Council affirm the \$1,000 special assessment in its entirety.

12-35V

The Wolfgram Law Firm, Ltd.

(612) 529-9653 Telephone

Rand Tower

www.612lawwolf.com

(612) 332-1165 Facsimile

527 Marquette Avenue, Suite 450

(612) L-A-W-W-O-L-F

Lee R. Wolfgram, Attorney

Minneapolis, Minnesota 55402

Amber S. Thompson, Attorney

"A Classic Law Practice"

Stefanie P. Wagner, Attorney

October 15, 2012

City of Coon Rapids

Board of Adjustment

Attn: City Clerk

11155 Robinson Drive

Coon Rapids, MN 55433-3761

Re: PIN# 27-31-24-12-0026, Property address 10022 Linnet Street, Coon Rapids, MN 55433

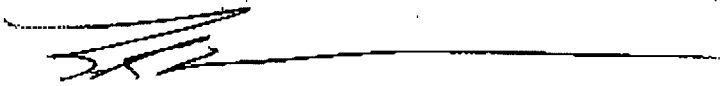
Dear City Clerk:

I am writing to object to the City's continual assertion that I pay for a rental license for a property that has been in my family and occupied by a member of my family since 1985. The property is currently occupied by my sister Susan Wright who has lived at the address for at least 10 years. The city seems to take the position that because it is non-homestead it is a rental property. This is simply injury to insult in that I am already paying higher taxes for the property and then I constantly have to call the city every time they send out a rental license.

Let this letter serve as my formal objection to any further attempts to collect a rental license and fee from me. I also demand that any previous assessment be abated due to the City's misinformation regarding the status of this property.

Call me with any concerns you may have, a simple phone call a long time ago would have informed the city of the status of this property. My cell phone number is 612 / or I can be reached at the office at 612-529-9653. I appreciate your understanding in this matter.

Sincerely,


Lee R. Wolfgram Sr.

Case # 12-35V



Property Report

Report Date: 10/24/2012

PIN: 273124120026

OPEN

PROPERTY ADDRESS: 10022 LINNET ST

Work Order #32471

Rental Complaint

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
Information Sent	8/12/09	8/12/09	DEGRANDE, KRISTIN	rental letter sent to WOLFGRAM LEE R & SHARON K, 2652 159TH AVE NE, HAM LAKE MN 55304
Information		11/2/09	HINTZE, CINDY	\$341.55 past due on utility billing system. Lee Wolfgram. No other names/addresses. Active owner account.
Information		1/11/11	HINTZE, CINDY	Starlight shows owners as WOLFGRAM LEE R & SHARON K, 2652 159TH AVE NE, HAM LAKE, MN 55304 effective 9/13/02. Non-homestead.
INFORMATION SENT		8/30/11	POSCH, MICHELLE	Rental violation letter sent (\$500). Compliance date 9/30/11.
RENTAL VIOLATION	9/30/11	10/13/11	POSCH, MICHELLE	\$500 CHARGED - NO CONTACT FROM OWNER - NO RENTAL LICENSE ISSUED
ASSESSMENT		10/13/11	POSCH, MICHELLE	\$500 PENALTY - SENT TO ASSESSING DEPT.
INFORMATION SENT		10/13/11	POSCH, MICHELLE	Rental violation letter sent (\$1,000). Compliance date 11/15/11.
RENTAL VIOLATION	11/15/11	11/29/11	POSCH, MICHELLE	\$1,000 CHARGED - NO CONTACT FROM OWNER - NO RENTAL LICENSE ISSUED
ASSESSMENT		11/29/11	POSCH, MICHELLE	\$1,000 PENALTY - SENT TO ASSESSING DEPT.
INFORMATION SENT		11/29/11	POSCH, MICHELLE	Rental violation letter sent (\$1,000). Compliance date 1/1/2012.
COMMUNICATE W OWNEF		1/10/12	POSCH, MICHELLE	OWNER LEE WOLFGRAM 3 CALLED. HIS SISTER LIVES AT THE PROPERTY BUT THEY HAVEN'T HAD TIME TO GET A RELATIVE HOMESTEAD STATUS. WILL STOP SENDING HIM CHARGES AS LONG AS HE IS APPROVED FOR RELATIVE HOMESTEAD STATUS WITH COUNTY.
RENTAL VIOLATION		8/22/12	POSCH, MICHELLE	\$1,000 CHARGED - NO FURTHER CONTACT FROM OWNER IN 7 MONTHS - NO RELATIVE HOMESTEAD WITH COUNTY - NO RENTAL LICENSE ISSUED.
ASSESSMENT		8/22/12	POSCH, MICHELLE	\$1,000 PENALTY SENT TO ASSESSING
INFORMATION SENT			POSCH, MICHELLE	Rental violation letter sent (\$2,000). Compliance date 10/1/12.
RENTAL VIOLATION	10/1/12	10/16/12	POSCH, MICHELLE	\$2,000 CHARGED - NO FURTHER CONTACT FROM OWNER - NO CHANGE IN HOMESTEAD STATUS - NO RENTAL LICENSE ISSUED.
ASSESSMENT		10/16/12	POSCH, MICHELLE	\$2,000 PENALTY SENT TO ASSESSING DEPT.
INFORMATION SENT		10/16/12	POSCH, MICHELLE	Rental violation letter sent (\$2,000). Compliance date 11/19/2012.
INFORMATION SENT		10/17/12	POSCH, MICHELLE	Sent letter to owner telling him to disregard the admin fine for no license dated 10/16/12. not aware there was an assessment appeal pending.

PROPERTY ADDRESS: 10022 LINNET ST

PIN: 273124120026

Work Order #48899

06/22/2012 Weeds / Long Grass

CLOSED

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
CITATION ISSUED		6/22/12	CAMERER, CALVIN	Citation posted at property. Grass & weeds over 8"+
INFORMATION SENT		6/22/12	HINTZE, CINDY	Courtesy letter sent.
CITATION REINSPECT	7/3/12	7/3/12	GAZELKA, MIKE	Should have been inspected 7/2; catching it on 7/3. GRASS HAS BEEN CUT
COMPLIANCE		7/3/12	DRABCAZAK, LEYA	GRASS HAS BEEN CUT

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
8-502 & 8-503 Noxious Weeds and Growing Grass.	6/22/12	300.00	CAMERER, CALVIN		

Files attached to this work order:

\\cr-fs2\applications\cityworkserverfiles\WorkOrder\48899\10022 LINNET ST 06222012.pdf

End of Report for 10022 LINNET ST



August 30, 2011

LEE AND SHARON WOLFGRAM
2652 159TH AVE NE
HAM LAKE, MN 55304

RE: 10022 LINNET ST

As the Housing Inspector for the City of Coon Rapids, part of my job is to identify rental properties and help landlords through the rental licensing process. This letter is to help you through the application process. **The property above has been identified as a rental. A rental license is required. This property is classified as a non-homestead property with Anoka County and is occupied by someone other than the owner.**

The rental dwelling licensing program has been in existence since 1999. This program requires all rental units to be licensed. [City Code Chapter 12-900] This is accomplished by simply filling out the enclosed rental license application, permitting a basic maintenance and safety inspection of the property, submitting a rental license fee and/or conversion fee (the conversion fee includes the first years license and inspection fees of \$170/single family), and an owners background check for \$45. The owner or agent is required to attend an eight hour Crime Free/Drug Free Housing Training Seminar or submit a copy of a certificate of completion.

Enclosed you will find a Rental Licensing brochure outlining the program; a return envelope to submit the rental license application and other documents; a check list of items to be returned, and to be inspected; a copy of the Rental Licensing Ordinance 12-900 and a copy of Landlords and Tenants Rights and Responsibilities.

COMPLIANCE DATE: 09/30/2011

City Code Chapter 12-917 requires a \$500 fine be charged to properties that are being rented without a license. The fine will be waived if a rental license is obtained by the compliance date above. As soon as the application is returned we can schedule an inspection. Our inspection hours are Monday - Thursday, 7:00 a.m. - 5:30 p.m.

Michelle Posch
Housing Inspector
City of Coon Rapids
763-767-6575
763-767-6573 fax
mposch@coonrapidsmn.gov

WO# 32471



Rental License Violation and Administrative Fine

October 12, 2011

LEE AND SHARON WOLFGRAM
2652 159TH AVE NE
HAM LAKE, MN 55304

Address: **10022 LINNET ST**
COON RAPIDS, MN 55433

PIN #: 273124120026

A previously sent Rental License Violation and Administrative Fine for \$500 has been charged to the above-listed property taxes. This property is still in violation of City Code and a fine of \$1000 will be charged if the property is not in compliance with City Code by the Compliance Date listed below.

This Notice of Violation and Administrative Fine is issued under Coon Rapids City Code Chapter 12-900, Licensing of Rental Dwellings. The City has determined that the above-listed property is being operated as a rental dwelling or rental dwelling unit and does not have a Rental Dwelling License which is in violation of City Code. Attached is a rental license application and information on the rental licensing program.

Please submit the attached rental application, required documents, and license fees along with the Administrative Fine stated below by the Compliance Date stated below. Failure to comply and pay the fine will result in the denial of the rental dwelling license. If the license is denied, you may appeal that decision to the City Council by filing a written appeal within 7 days of receiving the denial notice. If you continue to operate a rental dwelling without a license, this matter will be turned over to the City Attorney's Office for further legal action.

Address	Compliance Date	City Code	Fine Amount
10022 LINNET ST	11/15/2011	12-903(1) - Rental License Required	\$1000

Michelle Posch
Housing Inspector
City of Coon Rapids
763-767-6575
763-767-6573 fax
mposch@coonrapidsmn.gov

WO#32471



Rental License Violation and Administrative Fine

November 29, 2011

LEE AND SHARON WOLFGRAM
2652 159TH AVE NE
HAM LAKE, MN 55304

Address: **10022 LINNET ST**
COON RAPIDS, MN 55433

PIN #: 273124120026

A previously sent Rental License Violation and Administrative Fine for \$1000 has been charged to the above-listed property taxes. This property is still in violation of City Code and a fine of \$1500 will be charged if the property is not in compliance with City Code by the Compliance Date listed below.

This Notice of Violation and Administrative Fine is issued under Coon Rapids City Code Chapter 12-900, Licensing of Rental Dwellings. The City has determined that the above-listed property is being operated as a rental dwelling or rental dwelling unit and does not have a Rental Dwelling License which is in violation of City Code. Attached is a rental license application and information on the rental licensing program.

Please submit the attached rental application, required documents, and license fees along with the Administrative Fine stated below by the Compliance Date stated below. Failure to comply and pay the fine will result in the denial of the rental dwelling license. If the license is denied, you may appeal that decision to the City Council by filing a written appeal within 7 days of receiving the denial notice. If you continue to operate a rental dwelling without a license, this matter will be turned over to the City Attorney's Office for further legal action.

Address	Compliance Date	City Code	Fine Amount
10022 LINNET ST	1/01/2012	12-903(1) - Rental License Required	\$1000

Michelle Posch
Housing Inspector
City of Coon Rapids
763-767-6575
763-767-6573 fax
mposch@coonrapidsmn.gov

WO#32471



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Property Details

Parcel History	Linked Parcels	Special Assessments	Truth In Taxation	Documents	Sales History
Summary	Parties	Values	Taxes	Events	Receipts

Property ID	27-31-24-12-0026	Situs Address	10022 LINNET ST NW , COON RAPIDS, MN 55433-0000
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Parties					
Role	Percent	Name	Address	Since	To
Owner	100.00	WOLFGAM LEE R & SHARON K	2652 159TH AVE NE, HAM LAKES, MN 55304-0000 UNITED STATES	09/13/2002	Current
Taxpayer	100.00	WOLFGAM LEE R & SHARON K	2652 159TH AVE NE, HAM LAKES, MN 55304-0000 UNITED STATES	09/13/2002	Current

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Property Details

Parcel History	Linked Parcels	Special Assessments	Truth In Taxation	Documents	Sales History
Summary	Parties	Values	Taxes	Events	Receipts

General Information

Property ID	27-31-24-12-0026
Tax Year	2012
Situs Address	10022 LINNET ST NW , COON RAPIDS, MN 55433-0000
Property Description	LOT 53 WOODALE PARK, EX RD SUBJ TO EASE OF REC
Linked Property Group Position	
Status	Active, Delinquency
Abstract/Torrens	All Torrens

Property Classification

Tax Year	Classification
2013	4BB1-Residential Non-Homestead single unit
2012	4BB1-Residential Non-Homestead single unit

Property Characteristics

Lot Size	E132*304
Year Built	1953

* Lot Size: Approximate lot size in feet, clockwise beginning with the direction the lot faces

Tax District Information

City Name	COON RAPIDS
School District Number and Name	ANOKA-HENNEPIN SCHOOL DISTRICT #11

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Board of Adjustment and Appeals - Regular Session

10.

Meeting Date: 11/01/2012

Subject: Special Assessment Objection, Jacob and Lindsey McCarty, 10360 Tamarack Street,
23-31-24-42-0049, Case 12-36V

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

Unpaid penalties and/or costs associated with code enforcement action against the subject property in the amount of \$300 are proposed to be assessed against the property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The amount of \$300 is an administrative penalty for a long grass citation.

A City inspector went out to the property on August 17, 2012, to investigate long grass at the property. There was grass in the front yard 14" tall and weeds/grass in the side and back yards over 18" tall. The property was posted with an administrative citation giving the property owner until August 25, 2012, to mow the grass. A letter was also sent to the property owner (same address) confirming that a citation had been issued. The reinspection took place on August 27, 2012, at which time it was found that there was still grass/weeds that had not been cut, so the property was abated by the City's mowing crew on August 29, 2012.

In the property owner's written appeal, Lindsey McCarty mentions the City's notice to mow around her meter. The administrative citation did not mention anything about cutting the grass to be able to have access to a meter on the property. Additionally, the homeowner never contacted the City concerning their request to keep some of the grass long for dog training purposes.

ACTION REQUESTED

In Case 12-36V, it is requested that the Board of Adjustment and Appeals recommend the City Council affirm the \$300 special assessment in its entirety.

Attachments

Case 12-36V documents

12-36V^{am}

#23-31-24-42-0049

Case # 12-36V

Attn. Kristin \$300

Regarding: Jacob & Lindsey McCarty
10360 Tamarack St. NW
Coon Rapids Mn. 55433

We had recieved a notice on our door, roughly around August, that the weeds around our meter on the side of the house needed to be cleared from around it. I had cleared roughly a 5 foot by 5 foot area. That, I felt was more than enough "Clearance" to easily access and read it. The remainder of that particular location, an area on the south side of our house, and one spot in our back yard were left uncut. These three spots were left uncut for a specific reason. I own a German Shorthaired pointer, A upland game hunting dog. I have real pheasant wings that I stash in these areas to work with, and train my dog. Not only were these areas NOT included in the original notice, but they were/are 100%, Fully contained in landscaped "Flower beds." Two are made of railroad ties, and the other is landscape pavers/black.s. We feel a major lack of information and communication between us, and the company who did the cutting has stuck us with a very unfair \$300⁰⁰ fine. We would like to see this waived.

Received Time Oct. 16. 7:22AM

PROPERTY ADDRESS: 10360 TAMARACK ST

PIN: 233124420049
CLOSED

Work Order #50067 08/17/2012 Weeds / Long Grass

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
CITATION ISSUED		8/17/12	CAMERER, CALVIN	Citation posted at property. Weeds in landscaping over 18".
INFORMATION SENT		8/17/12	HINTZE, CINDY	Courtesy letter sent.
CITATION REINSPECT	8/27/12	8/27/12	CAMERER, CALVIN	Weeds in/around landscaping not cut; abate.
ORDER ABATEMENT		8/27/12	HINTZE, CINDY	Emailed work order to Gregg Engle at Public Works to mow property.
CITATION FEE APPLIED		8/27/12	HINTZE, CINDY	300.00
ABATE		8/29/12	ENGLE, GREGG	Don & Chris mowed & bagged weeds.

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
8-502 & 8-503 Noxious Weeds and Growing Grass.	8/17/12	300.00	CAMERER, CALVIN		

Files attached to this work order:

\\cr-fs2\applications\cityworksserverfiles\WorkOrder\50067\10360 Tamarack St 08172012.pdf

End of Report for 10360 TAMARACK ST

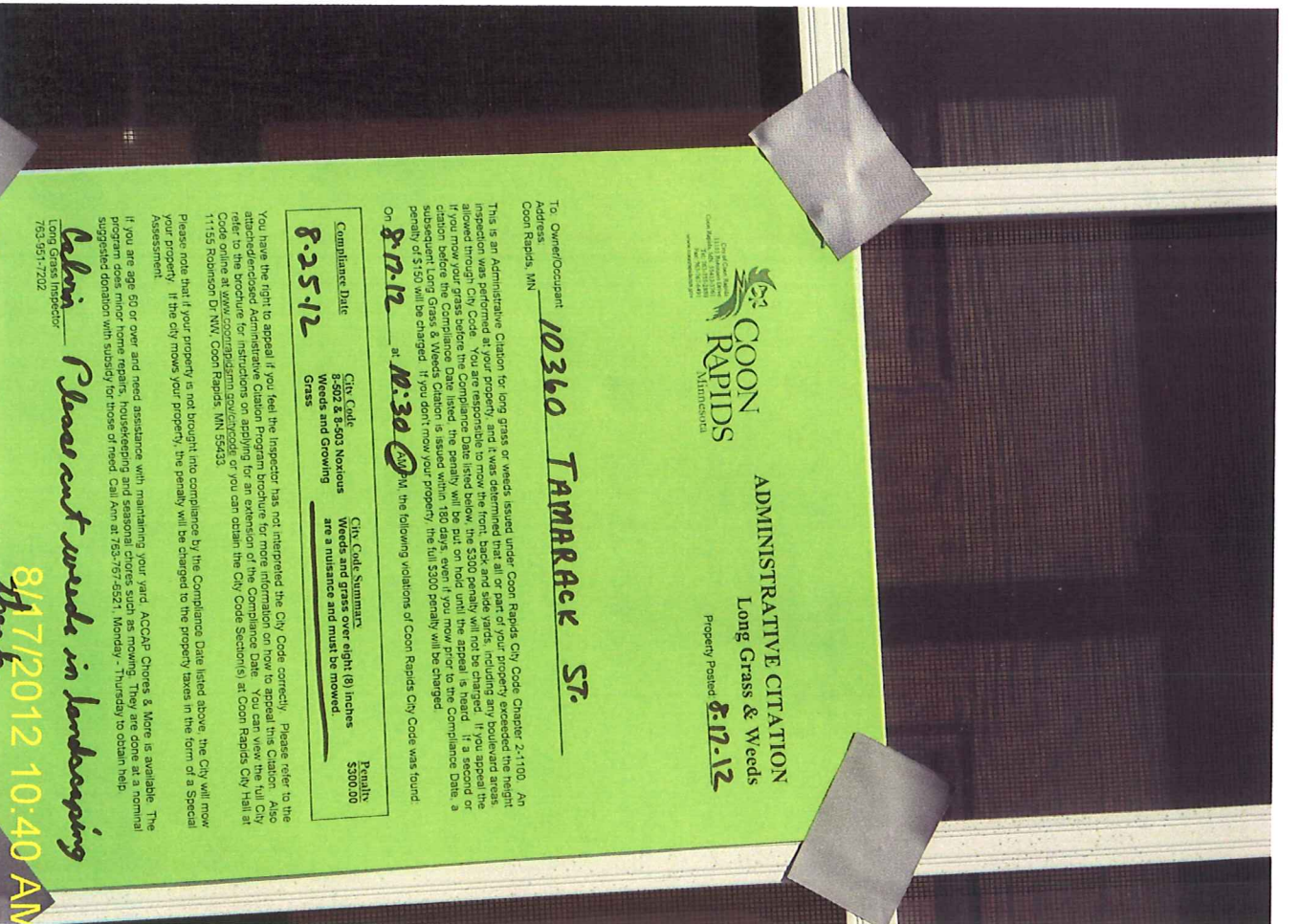


8/17/2012 10:35 AM



8/17/2012 10:35 AM







August 17, 2012

MCCARTY JACOB
10360 TAMARACK ST NW
COON RAPIDS, MN 55433

Address: **10360 TAMARACK ST**
COON RAPIDS, MN 55433

Administrative Citation: **#50067**

PIN: 233124420049

Your property in Coon Rapids was recently posted with an Administrative Citation for long grass. In the City of Coon Rapids, grass and/or weeds cannot be taller than 8" in height. Anoka County Property Records identifies you as the taxpayer/property owner of 10360 TAMARACK ST, and for this reason, this letter is being sent to you to ensure you are aware of the long grass citation at your property. If your property is mowed by 08/24/2012, the \$300 penalty will not be charged.

For more information, please refer to the citation posted at your property or call 763-951-7202.

Long Grass Inspector
763-951-7202





DATE: 8-29-12

STAFF NAMES: Dan
Chris

ADDRESS: 10360 Tamarack St

GRASS LENGTH 18" 65" ☐ MOWED UPON ARRIVAL

☐ COULD NOT MOW

START: 12:40 END: 1:55

WORK ORDER# 50067

8/29/2012 1:26 PM



Board of Adjustment and Appeals - Regular Session

11.

Meeting Date: 11/01/2012

Subject: Special Assessment Objection, Terry Belanger, 11337 Ibis Street, 15-31-24-14-0061, Case 12-37V

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

Unpaid penalties and/or costs associated with code enforcement action against the subject property in the amount of \$300 are proposed to be assessed against the property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The amount of \$300 is for an administrative citation penalty for an expired rental dwelling license.

The renewal date for the rental license at this property is May 1st of each year. A City housing inspector sent a renewal letter in the mail on April 6, 2012. The license was not renewed by the May 1st deadline and the property owner made no contact with the City, so an administrative citation (\$300) was sent on July 10, 2012, with a compliance date of July 24, 2012. There was still no response from the property owner, so the \$300 was charged to the property and a second administrative citation (\$600) was sent on July 30, 2012, with a August 15, 2012, compliance date. The City received the renewal form and payment from the property owner on August 6, 2012, so the second citation was not charged.

The rental inspection has been performed and the license to operate a rental dwelling is now current. The license is subject to renewal again on May 2, 2013.

ACTION REQUESTED

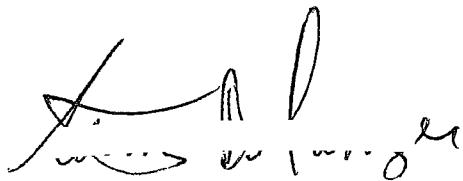
In Case 12-37V, it is requested that the Board of Adjustment and Appeals recommend the City Council affirm the \$300 special assessment in its entirety.

Attachments

Case 12-37V documents

12-37V

Attention COON RAPIDS city Council, members
THIS is a Attempt on my part to see if I
could get THE ASSESSED Fees WAVED ON
Property Address 1138 Ibis St. NW. COON RAPIDS. PIN#
15-31-24-14-0061
Due to my Negligence on my part on getting my
mail and Financial Issues, This will will never happen
AGAIN, THANKS For your understanding on my
Issue.



Case # 12-37V

\$300



Property Report

Report Date: 10/16/2012

PROPERTY ADDRESS: 11337 IBIS ST

Work Order #29366

05/18/2009 Rental Renewal

PIN: 153124140061
OPEN

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
License issued	8/1/09	5/18/09	POSCH, MICHELLE	TENANT IS A SECTION 8 CLIENT AND INSPECTION IS MADE YEARLY.
License Renewal Due		5/20/11		
Applications	10/21/09	5/18/09	POSCH, MICHELLE	DOCUMENTS RECVD
Crime Free Training		6/19/10	THOMTON, TERRY	COMPLETED 06/19/10 CRPD
HRA CLIENT	4/6/11		POSCH, MICHELLE	CONFIRMED 04/06/2011 pass inspection 6/22/11
FEE PAID		5/20/11	HINTZE, CINDY	Paid \$100 check 1000000100. No updates to contact info.
LICENSE ISSUED		5/20/11	HINTZE, CINDY	
LICENSE RENEWAL DUE		5/1/12		
NEXT INSPECTION DUE		5/1/12		
INFORMATION SENT		4/6/12	DRABCAZAK, LEYA	renewal sent \$170.00
CITATION ISSUED		7/10/12	DRABCAZAK, LEYA	COMPLIANCE 7/24/2012 OBTAIN RENTAL LICENSE 300.00
CITATION FEE APPLIED		7/30/12	DRABCAZAK, LEYA	300.00 NO RENTAL LICENSE
CITATION ISSUED		7/30/12	DRABCAZAK, LEYA	600.00 NO RENTAL LICENSE
FEE PAID		8/6/12	POSCH, MICHELLE	PD \$170 CK NO 1000000124
RENTAL INSPECTION	8/6/12	8/6/12	POSCH, MICHELLE	2 POINTS
LICENSE ISSUED		8/7/12	POSCH, MICHELLE	
LICENSE RENEWAL DUE	5/1/13			
NEXT INSPECTION DUE	5/1/15			

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
12-900 Rental Dwelling License Required.	7/10/12	300.00	DRABCAZAK, LEYA	COMPLIANCE 7/24/2012 OBTAIN RENTAL LICENSE	TERRY BELANGER DATE 7/10/2012 12295 239TH AVE NW ELK RIVER MN 55330 TERRY BELANGER 7/30/2012 12295 239TH AVE NW ELK RIVER, MN 55330
12-900 Rental Dwelling License Required.	7/30/12	600.00	DRABCAZAK, LEYA	COMPLIANCE DATE 8/15/2012 RENEW RENTAL LICENSE	ISSUE DATE



License Fee: \$100.00

License No. 29366

RENTAL DWELLING LICENSE

By order of the Coon Rapids City Council, a license is hereby granted to:


TERRY R BELANGER
TO OPERATE A RENTAL DWELLING AT

11337 IBIS ST

in the City of Coon Rapids, County of Anoka, State of Minnesota, for the period commencing
MAY 1, 2011 and terminating on MAY 1, 2012 at midnight.

This license is granted pursuant to the submitted application and payment of fees therefore. This license is
subject to the laws and rules of the State of Minnesota and the City Code and regulations of the City of Coon
Rapids pertaining thereto, and is subject to suspension or revocation for violation thereof. This license is
non-transferable.

In testimony whereof, we have hereunto subscribed our names and affixed the seal of the City of Coon Rapids
this day of May 20, 2011.

ATTEST: 
Michelle Posch, Compliance Official



ADMINISTRATIVE CITATION

Citation #29366-20988

TERRY BELANGER ISSUE DATE 7/10/2012
12295 239TH AVE NW
ELK RIVER MN 55330

Address: **11337 IBIS ST**
 COON RAPIDS, MN

PIN #: 153124140061

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 7/10/12 the following violation(s) of Coon Rapids City Code was found:

<u>Compliance Date</u>	<u>City Code</u>	<u>City Code Summary</u>	<u>Penalty</u>
COMPLIANCE 7/24/2012 OBTAIN RENTAL LICENSE	12-900	No person shall occupy a rental unit prior to obtaining a rental license.	\$300.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, the penalty is immediately due. All costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Leya Drabczak
Housing Inspector
763-767-6420



ADMINISTRATIVE CITATION

Citation #29366-21250

TERRY BELANGER ISSUE DATE 7/30/2012
12295 239TH AVE NW
ELK RIVER, MN 55330

Address: **11337 IBIS ST**
 COON RAPIDS, MN

PIN #: 153124140061

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 7/30/12 the following violation(s) of Coon Rapids City Code was found:

<u>Compliance Date</u>	<u>City Code</u>	<u>City Code Summary</u>	<u>Penalty</u>
COMPLIANCE DATE 8/15/2012 RENEW RENTAL LICENSE	12-900 Rental	No person shall occupy a rental unit prior to obtaining a rental license.	\$600.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, the penalty is immediately due. All costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Leya Drabczak
Housing Inspector
763-767-6420

//.



Rental License Renewal Application

April 02, 2012

TERRY R BELANGER
12295 239TH AVE NW
ELK RIVER, MN 55330

The Rental License for this property expires: 5/1/12

The next rental inspection will be in: 2012

Please verify all information and make corrections as needed:

RENTAL ADDRESS	11337 IBIS ST		
OWNER NAME	TERRY R BELANGER	COMPLEX NAME	HRA CLIENT - INSPECTION 06/09
OWNER ADDRESS	12295 239TH AVE NW	RENTAL TYPE	TOWNHOME
OWNER CITY STATE ZIP	ELK RIVER, MN 55330	NUMBER OF BUILDINGS	1
OWNER PHONE NO.	612-578-2288	NUMBER OF UNITS	1
OWNER DOB		MANAGER NAME	
AGENT NAME	same as owner	MANAGER PHONE	
AGENT ADDRESS		ONSITE MANAGER	
AGENT CITY STATE ZIP		ONSITE MGR ADDRESS	
AGENT PHONE NO.		ONSITE MGR PHONE NO.	
AGENT DOB		EMERGENCY PHONE	
EMAIL ADDRESS			

Do you still own this property?

☒ Yes ☐ No

If no, date of sale: _____

Name and address of Buyer: _____

Our records indicate that your Rental License needs to be renewed. Please submit the license fee payment of \$170.00 along with this completed form within 30 days of the date of this letter. Please include the address of the rental property on your check. If an inspection is required, you will be notified by mail. An inspection letter will be sent indicating the date and time of your Rental Inspection. If no inspection is required, your Rental License will be mailed to you.

If you have any questions, please contact Leya Drabczak, Housing Inspector, at 763/767-6420.

Signature: _____

Date: 8-1-12

WO# 29366

check is being sent by BANK "SORRY"



Board of Adjustment and Appeals - Regular Session

12.

Meeting Date: 11/01/2012

Subject: Special Assessment Objection, Jon H. Baden, 10261 Palm Street, 24-31-24-33-0051, Case 12-38V

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

Unpaid penalties and/or costs associated with code enforcement action against the subject property in the amount of \$2,100 are proposed to be assessed against the property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The amount of \$2,100 includes three \$300 administrative citations for expired tabs/inoperable vehicle, parking off pavement, and illegal exterior storage of items. The balance of the proposed assessment (\$1,200) includes four second offense administrative citations (\$600 each penalty) that the property owner complied with and because of that compliance only half of the penalty (\$300 each) is charged. These second offense citations include expired tabs/inoperable vehicle, parking off pavement, illegal exterior storage of miscellaneous items, and illegal exterior storage of an inoperable boat.

A City inspector went out to the property on July 13, 2012, to investigate conditions in the yard at the property. The inspector went back out on July 19, 2012, and found conditions had not changed, so an administrative citation was issued that day to the property owner (and mailed to the subject address) for three violations, each of which carried a \$300 penalty. These violations included: the expired tabs and flat tire on a vehicle, parking off pavement, and exterior storage of items including tires, inoperable boat not on a trailer, gas can, and other miscellaneous items. The compliance date was set for July 26, 2012. The City inspector went back out to the property on July 27, 2012, and found no change at the property. The property owner contacted the City inspector on August 7, 2012, and the inspector agreed at that time to push back the reinspection until August 20, 2012. The inspector went back to the property on August 20, 2012, to perform the reinspection and found no change at the property. All three of the \$300 penalties were charged to the property at that time.

With the property still not in compliance, and upon consultation of the City Attorney, a second administrative citation (carrying second offense penalties of \$600 each) was issued and mailed to the property owner. The violations included: expired tabs/inoperable vehicle, parking off pavement, illegal exterior storage of miscellaneous items, and illegal exterior storage of an inoperable boat. The compliance date was set for August 28, 2012. Upon reinspection on August 29, 2012, the property was found in compliance and, in accordance with City Code, the \$600 penalties were reduced by half for achieving compliance. Penalties in the amount of \$1,200 were charged to the property at that time (half of each of the four \$600 penalties). This action brought the total penalties to \$2,100.

Upon further review of this file by staff, it has been determined that the citing of the violation of City Code Section 11-1828(2)(b) on the second administrative citation issued on August 21, 2012, should not have carried a second offense penalty of \$600. It should have been a first offense penalty of \$300, to which the property owner responded by complying by the reinspection date. Complying to a first offense carries no penalty. This reduces the amount of the penalties proposed for assessment to \$1,800.

ACTION REQUESTED

In Case 12-38V, it is requested that the Board of Adjustment and Appeals recommend the City Council reduce the special assessment from \$2,100 to \$1,800.

Attachments

Case 12-38V documents

12-38V

To the city of Coon Rapids

The problems listed on my property were all taken care of in a timely manner costing the city nothing.

Therefore I believe the assessments to be unfair and without cause.

Jon J. J. J.
10261 Palm St
Coon Rapids Mn.

#24-31-24 - 33-0051

Received 10/16/2012 12pm

\$2,100

Case # 12-38 V



Property Report

Report Date: 10/24/2012

PIN: 243124330051

CLOSED

PROPERTY ADDRESS: 10261 PALM ST

Work Order #49336

Weeds / Long Grass

Task Name Projected Start Actual Start Assigned To COMMENTS

CITATION ISSUED		7/16/12	CAMERER, CALVIN	Citation posted at property. Grass & weeds in backyard over 8".
INFORMATION SENT		7/16/12	HINTZE, CINDY	Courtesy letter sent.
CITATION REINSPECT	7/24/12	7/25/12	CAMERER, CALVIN	
COMPLIANCE		7/25/12	DRABCZAK, LEYA	grass has been mowed

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code

8-502 & 8-503 Noxious Weeds and Growing Grass

Inspection Date

7/16/12

Fine

300.00

Assigned By

CAMERER, CALVIN

Citation Issued To

Compliance Date & Instructions

Files attached to this work order:

\\WorkOrder\49336\10261 PALM ST 07162012.pdf

Work Order #49435

Yard And Lot Issues

CLOSED

Task Name Projected Start Actual Start Assigned To COMMENTS

INSPECTION 1		7/13/12	INGVALSON, DREW	expired tabs, parking off pavement, junk/debris in yard
INSPECTION 1		7/19/12	INGVALSON, DREW	expired tabs on 994-PUB, vehicles pop, and j/d (tires, boat w/o trailer, gas can misc j/d)
CITATION ISSUED		7/19/12	INGVALSON, DREW	\$300 each - expired tabs on 994-PUB, vehicles pop, and j/d (tires, boat w/o trailer, gas can misc j/d)
CITATION REINSPECT		7/27/12	INGVALSON, DREW	no change
COMMUNICATE W OWNER		8/7/12	INGVALSON, DREW	Spoke with Jon and Peggy Baden after compliance date, yet no action on the property had been taken. Explained that it was too late for a formal extension. Agreed upon a reinspection of the property on 8/20/2012.
CITATION REINSPECT	8/20/12	8/20/12	INGVALSON, DREW	Van parked off pavement, brush and misc j/d in backyard, junk car in yard, boat that is not on a trailer and parked in the side yard.
CITATION FEE APPLIED		8/21/12	INGVALSON, DREW	3 x \$300
INFORMATION		8/20/12	INGVALSON, DREW	Spoke with city attorney Dave Brodie. His guidance was to send a 2nd citation with j/d, j/d vehicle, parking off pavement, and RV 11-1828(2)(b) code violations.
CITATION ISSUED		8/21/12	INGVALSON, DREW	4 x \$600

PROPERTY ADDRESS: 10261 PALM ST

PIN: 243124330051

Work Order #49435

Yard And Lot Issues

CLOSED

CITATION REINSPECT	8/29/12	8/29/12	INGVALSON, DREW	Property is now compliant with all compliance issues.
CITATION FEE APPLIED	8/29/12	8/29/12	INGVALSON, DREW	1/2 of 4 x \$600. In total, 4 x \$300 Citation Fees Applied.
COMPLIANCE INFORMATION		8/29/12	INGVALSON, DREW	
		10/15/12	HINTZE, CINDY	Citation appeal form received today; gave to KD as her notes indicated she spoke with him about the pending assessment. She will call and have him fill out the assessment appeal form.
COMMUNICATE W OWNEF		10/1/12	DEGRANDE, KRISTIN	Owner Jon Baden 763-757-6592 called re: pending assessments. Upset that he is being charged for citations. Claims he had until the 28th to clean up - didn't realize that was the 2nd round of citations. Was very upset, swore at me and then hung up.
COMMUNICATE W OWNEF		10/15/12	DEGRANDE, KRISTIN	Called homeowner Jon. I asked if he is meaning to appeal the pending assessments - yes. I told him that he submitted the wrong form and needs to submit something new - a letter or fill out a spl assessment appeal form (not a citation appeal form).ok

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Expired Tabs on	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
11-1831(2)	Expired Tabs on Residential Property.	#21136 7/19/12	300.00	INGVALSON, DREW	7/26/2012 Expired Tabs (994-PUB), display current registration or remove vehicle from outdoor storage.	JON H & PEGGY BADEN issued 7/19/2012 10261 PALM ST NW COON RAPIDS, MN 55433
11-705(10)	Parking and Drives.	#21136 7/19/12	300.00	INGVALSON, DREW	7/26/2012 Discontinue parking off pavement in the front and side yards.	
8-109	Junk Cars and Building Materials.	#21136 7/19/12	300.00	INGVALSON, DREW	7/26/2012 Remove tires, containers, buckets, boat, and misc junk and debris from exterior storage.	
8-109	Junk Cars and Building Materials.	#21538 8/20/12	600.00	INGVALSON, DREW	8/28/2012 Remove vehicle (994-PUB) from outdoor storage or repair (fix flat tire) and display current registration on vehicle.	JON H & PEGGY BADEN ISSUED 8/21/2012 10261 PALM ST NW COON RAPIDS, MN 55433
8-109	Junk Cars and Building Materials.	#21538 8/20/12	600.00	INGVALSON, DREW	8/28/2012 Remove car door, brush, wood, pipe and misc junk and debris from exterior storage.	
11-705(10)	Parking and Drives.	#21538 8/20/12	600.00	INGVALSON, DREW	8/28/2012 Discontinue parking off pavement in the front and side yards.	
11-1828(2)(b)	Major Recreational Equipment.	#21538 8/20/12	600.00	INGVALSON, DREW	8/28/2012 Remove boat from exterior storage, or place boat on a trailer on pavement or in the back yard.	

End of Report for 10261 PALM ST









ADMINISTRATIVE CITATION

Citation #49435-21136

JON H & PEGGY BADEN
10261 PALM ST NW
COON RAPIDS, MN 55433

issued 7/19/2012

Address: **10261 PALM ST**
COON RAPIDS, MN

PIN #: 243124330051

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 7/19/12 the following violation(s) of Coon Rapids City Code was found:

<u>Compliance Date</u>	<u>City Code</u>	<u>City Code Summary</u>	<u>Penalty</u>
7/26/2012 Expired Tabs (994-PUB), display current registration or remove vehicle from outdoor storage.	11-1831(2)	All vehicles parked or stored on residential property must display current registration.	\$300.00
7/26/2012 Discontinue parking off pavement in the front and side yards.	11-705(10) Pa	Parking is prohibited within the front and side yards except on improved surfaces.	\$300.00
7/26/2012 Remove tires, containers, buckets, boat, and misc junk and debris from exterior storage.	8-109 Junk Ca	Any item not intended for outdoor storage is not permitted to be stored outdoors. (Vehicle parts, fluids and accessories, building materials, upholstered furniture, brush, etc.)	\$300.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, the penalty is immediately due. All costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.



ADMINISTRATIVE CITATION

Citation #49435-21136

Drew Ingvalson
Code Enforcement
763-767-6533















ADMINISTRATIVE CITATION

Citation #49435-21538

JON H & PEGGY BADEN
10261 PALM ST NW
COON RAPIDS, MN 55433

ISSUED 8/21/2012

Address: **10261 PALM ST**
COON RAPIDS, MN

PIN #: 243124330051

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On 8/20/12 the following violation(s) of Coon Rapids City Code was found:

<u>Compliance Date</u>	<u>City Code</u>	<u>City Code Summary</u>	<u>Penalty</u>
8/28/2012 Remove vehicle (994-PUB) from outdoor storage or repair (fix flat tire) and display current registration on vehicle.	8-109 Junk Ca	Any item not intended for outdoor storage is not permitted to be stored outdoors. (Vehicle parts, fluids and accessories, building materials, upholstered furniture, brush, etc.)	\$600.00
8/28/2012 Remove car door, brush, wood, pipe and misc junk and debris from exterior storage.	8-109 Junk Ca	Any item not intended for outdoor storage is not permitted to be stored outdoors. (Vehicle parts, fluids and accessories, building materials, upholstered furniture, brush, etc.)	\$600.00
8/28/2012 Discontinue parking off pavement in the front and side yards.	11-705(10) Pa	Parking is prohibited within the front and side yards except on improved surfaces.	\$600.00
8/28/2012 Remove boat from exterior storage, or place boat on a trailer on pavement or in the back yard.	11-1828(2)(b)	Major recreational equipment stored outside must be in a condition for the safe and effective performance of its intended function or repaired to put such equipment in such condition. Equipment being repaired may not be stored longer than 20 days.	\$600.00



ADMINISTRATIVE CITATION

Citation #49435-21538

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, the penalty is immediately due. All costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Drew Ingvalson
Code Enforcement
763-767-6533







Board of Adjustment and Appeals - Regular Session

13.

Meeting Date: 11/01/2012

Subject: Special Assessment Objection, Cindy Glaser POA to Eugene Becker, 456 113th Lane, 13-31-24-31-0048, Case 12-39V

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

Unpaid penalties and/or costs associated with code enforcement action against the subject property in the amount of \$1,497 are proposed to be assessed against the property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The amount of \$1,497 is for a long grass citation penalty (\$300), a securing a vacant property citation penalty (\$300), costs incurred to secure the property (\$256), an exterior storage citation penalty (\$300) and the costs incurred to remove the items from exterior storage (\$341).

A City inspector went out to the property on May 17, 2012, for long grass and an administrative citation was posted at the property. A letter was also sent to the property owner of record (same address). The property came into compliance by the compliance date so no fees were charged to the property.

A City inspector went out to the property again on July 23, 2012, to investigate long grass. An administrative citation was posted at the property and a letter was sent to the owner (same address). The compliance date was set for July 30, 2012, and when the reinspection took place on July 31, 2012, the grass had not been cut so the mowing crew mowed the property on August 8, 2012. The \$300 citation was charged to the property.

A City inspector went out to the property on August 7, 2012, to investigate a report that the detached garage was open and unsecured. Since this was a detached garage, an administrative citation (\$300) was issued and sent to the property owner (same address) with a compliance date of August 16, 2012, to secure the property. Upon reinspection on August 21, 2012, the garage was still found open so the City's contractor was sent to secure the garage later that day. The \$300 citation and the cost incurred to secure the garage (\$256) were charged to the property.

When the City inspector was at the property investigating the unsecured garage on August 7, 2012, they also inspected the yard for the exterior storage of items and found items including: buckets, inoperable grill, window screens, broken basketball hoop, miscellaneous building materials and lumber, and brush/yard debris. An administrative citation (\$300) was issued and sent to the owner (same address) on August 16, 2012, with a compliance date of August 23, 2012. There was no change at the property upon reinspection on August 24, 2012, so the city's contractor removed all of the cited items later that day. The \$300 citation and the cost incurred to abate the items from the yard (\$341) were charged to the property.

ACTION REQUESTED

In Case 12-39V, it is requested that the Board of Adjustment and Appeals recommend the City Council affirm the \$1,497 special assessment in its entirety.

Attachments

Case 12-39V documents

12-39V

Received 10/16/12
1 pm.

#13-31-24-31-0048
\$1,497

City of Coon Rapids Citation
Neighborhood Reinvestment Div.
ATTN: ADCAP
11155 Robinson Drive
Coon Rapids, MN 55433

RE: Eugene Becker
AC#133124310048

City Codes: 12-312, 49498 and 08-109

To whom it may concern,

This letter is our formal appeal in regards to the citations issued on the property owned by Eugene Becker at 456 113th Lane NW Coon Rapids, MN 55433.

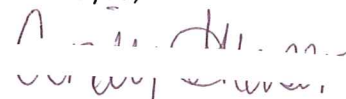
In regards to the securing vacant property fee and citation, mowing citation, and removal fee and citation, the home/ yard were and has been secured and cleaned up the entire time it has been vacant. I feel we were targeted for these items once it was known the house was vacant. You may talk to my foreclosure attorney in regards to this matter.

Please forward any questions or concerns you may have in regards to this letter / bill to:

Foreclosure Attorneys:
Dunakey and Klatt, P.C
531 Commercial Street Suite 250
Waterloo, IA 50701
In care of: US Bank Loan# 510040124

Phone: 319-232-3304

Thank you,


Cindy Glaser POA to Eugene Becker

Case # 12-39V

Notice of Assessment Continued
September 28, 2012

The amount proposed to be assessed to your property is as follows:

PIN #: 13-31-24-31-0048

ADDRESS: 456 113th Lane NW, Coon Rapids, MN 55448

Description(s):	*Amount(s):	Abatement/Violation Date(s):
Citation Fee-Mowing/Weed	\$300.00	7/30/12
Citation Fee-Securing Vacant Property	\$300.00	8/21/12
Securing Vacant Property	\$256.00	8/21/12
Citation Fee-Removal & Disposal	\$300.00	8/24/12
Removal & Disposal	\$341.00	8/24/12

*A certification fee of \$30.00 will be added for each violation if unpaid prior to the date of certification. Payment options are as follows:

Amount due if payment received on or before October 16, 2012: \$1,497.00

Amount due if received after October 16 and on or before November 15, 2012: \$1,647.00

If unpaid by November 15, 2012, interest will be charged from the date of adoption of the assessment through December 31, 2013, and the assessment will be certified to the 2013 property taxes at an interest rate of **1.36%** for 3 year(s). (Call 763-767-6446 for the added interest amount).

Payments in full will be accepted on or before November 14 each year thereafter until the assessment is paid.

No additional notice or invoice will be sent regarding this assessment. Payment can be made to the City of Coon Rapids Treasurer, 11155 Robinson Drive NW, Coon Rapids, MN 55433. Attn: Assessing Dept. Please reference the property address or PIN #: **13-31-24-31-0048**.

If you have questions about the terms of payment please contact the Assessing Department at 763-767-6446.

If you have questions about the reason for the assessments, please call the Code Enforcement Department at 763-767-4685.

Sincerely,

Assessment Clerk, City of Coon Rapids



Property Report

Report Date: 10/16/2012

PROPERTY ADDRESS: 456 113TH LN

PIN: 133124310048

Work Order #45950

10/28/2011 Vacant Monitor

OPEN

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
COMMUNICATE W OWNER	10/28/11	10/28/11	MEVISSEN, KARI	Cindy Glaser (owner's daughter) ; called to turn the water off at this property on 11/1/11 because her father will be going into assisted living & the house will be vacant.
INFORMATION	11/1/11	11/1/11	BARTHEL, ANTHONY	Didn't turn water off. This is a domestic dispute that needs to be handled by them, not us.
COMMUNICATE W OWNER	11/3/11	11/3/11	DEGRANDE, KRISTIN	Female friend of owner stopped in at city hall. She still lives at property. Will be moving out by 12/1/11. She and daughter of owner do not get along. I told her water will be shut off at that time unless request for waiver submitted. ok.
CLOSE CURB STOP	12/1/11	12/2/11	BARTHEL, ANTHONY	Located & closed curbstop, able to verify water off w/ outside spigot. No access to home.
INSPECTION FOLLOWUP	4/30/12	4/30/12	CAMERER, CALVIN	VAC/GAS/ELECT OFF
INSPECTION 1	8/7/12	8/7/12	DRABCAZAK, LEYA	per adam m detached garage unsecured.
CITATION ISSUED	8/7/12	8/7/12	DRABCAZAK, LEYA	300.00 unsecured garage detached
SECURE PROPERTY	8/21/12	8/21/12	DRABCAZAK, LEYA	FLOS INVOICE # 825
ASSESSMENT	8/23/12	8/23/12	DRABCAZAK, LEYA	300.00 CITATION
ASSESSMENT	8/23/12	8/23/12	DRABCAZAK, LEYA	VAC GAS/ELECT OFF
INSPECTION FOLLOWUP	9/26/12	9/26/12	CAMERER, CALVIN	

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
12-312 Securing and Monitoring of Premises and Buildings.	8/7/12	300.00	DRABCAZAK, LEYA	COMPLIANCE DATE : 8/16/2012 SECURE DETACHED GARAGE	EUGENE BECKER DATE 8/7/2012 456 113TH LANE NW COON RAPIDS, MN 55433

Files attached to this work order:

PROPERTY ADDRESS: 456 113TH LN

PIN: 133124310048

Work Order #48113

05/17/2012 Weeds / Long Grass

CLOSED

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
CITATION ISSUED		5/17/12	GAZELKA, MIKE	Citation posted at property. Grass 8"-16"+ tall.
INFORMATION SENT		5/17/12	HINTZE, CINDY	Courtesy letter sent.
CITATION REINSPECT	5/25/12	5/25/12	GAZELKA, MIKE	Grass has been cut.
COMPLIANCE		5/25/12	HINTZE, CINDY	

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
8-502 & 8-503 Noxious Weeds and Growing Grass.	5/17/12	300.00	GAZELKA, MIKE	5/24/12 Grass 8"-16"+ tall.	

Files attached to this work order:

\\cr-fs2\applications\cityworksserverfiles\WorkOrder\48113\456 113TH LN 05172012.pdf

Work Order #49498

07/23/2012 Weeds / Long Grass

CLOSED

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
CITATION ISSUED		7/23/12	CAMERER, CALVIN	Citation posted at property. SECOND POSTING OF THE SEASON - MINIMUM \$150 APPLIES. Previously posted 5/17/12
INFORMATION SENT		7/23/12	DRABCZAK, LEYA	Courtesy letter sent.
CITATION REINSPECT	7/31/12	7/31/12	GAZELKA, MIKE	Grass not cut; order abatement.
ORDER ABATEMENT		7/31/12	HINTZE, CINDY	Emailed work order to Gregg Engle at Public Works to mow property.
CITATION FEE APPLIED		7/31/12	HINTZE, CINDY	300.00
ABATE		8/8/12	ENGLE, GREGG	Don & Chris mowed and bagged grass.

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To

Files attached to this work order:

\\cr-fs2\applications\cityworksserverfiles\WorkOrder\49498\456 113TH LN 07232012.pdf

PROPERTY ADDRESS: 456 113TH LN

PIN: 133124310048

Work Order #50041

08/16/2012 Yard And Lot Issues

CLOSED

<u>Task Name</u>	<u>Scheduled Start</u>	<u>Actual Start</u>	<u>Assigned To</u>	<u>COMMENTS</u>
INSPECTION 1		8/7/12	MITLYNG, ADAM	
CITATION ISSUED		8/16/12	MITLYNG, ADAM	junk and debris
CITATION REINSPECT	8/24/12	8/24/12	MITLYNG, ADAM	no change
ABATE		8/24/12	MITLYNG, ADAM	removed junk and debris
CITATION FEE APPLIED		8/24/12	MITLYNG, ADAM	\$300

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

<u>City Code</u>	<u>Inspection Date</u>	<u>Fine</u>	<u>Inspected By</u>	<u>Compliance Date & Instructions</u>	<u>Citation Issued To</u>
08-109	8/7/12	300.00	MITLYNG, ADAM	8-23-2012 remove building materials, misc junk and debris from exterior storage	EUGENE BECKER
Junk Cars and Building Materials.					Issue Date: 8-16-2012
					456 113TH LN NW
					COON RAPIDS, MN 55448

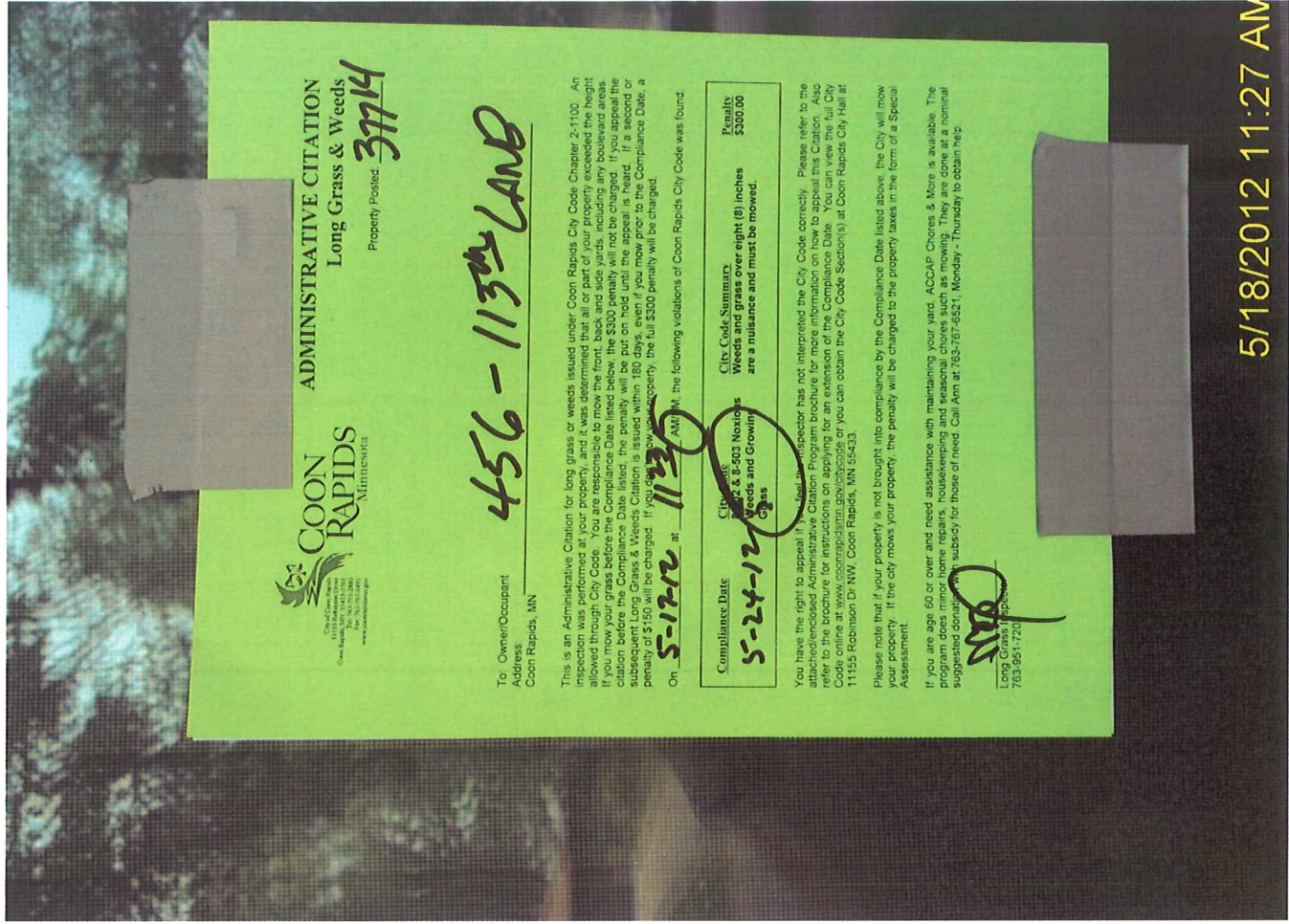
Files attached to this work order:

\\cr-fs2\applications\cityworkserverfiles\WorkOrder\50041\456 113th ln.pdf

End of Report for 456 113TH LN



5/18/2012 11:26 AM



5/18/2012 11:27 AM





May 17, 2012

BECKER EUGENE V
456 113TH LN NW
COON RAPIDS, MN 55448

Address: **456 113TH LN**
COON RAPIDS, MN 55448

Administrative Citation: **#48113**

PIN: 133124310048

Your property in Coon Rapids was recently posted with an Administrative Citation for long grass. In the City of Coon Rapids, grass and/or weeds cannot be taller than 8" in height. Anoka County Property Records identifies you as the taxpayer/property owner of 456 113TH LN, and for this reason, this letter is being sent to you to ensure you are aware of the long grass citation at your property. If your property is mowed by 05/24/2012, the \$300 penalty will not be charged.

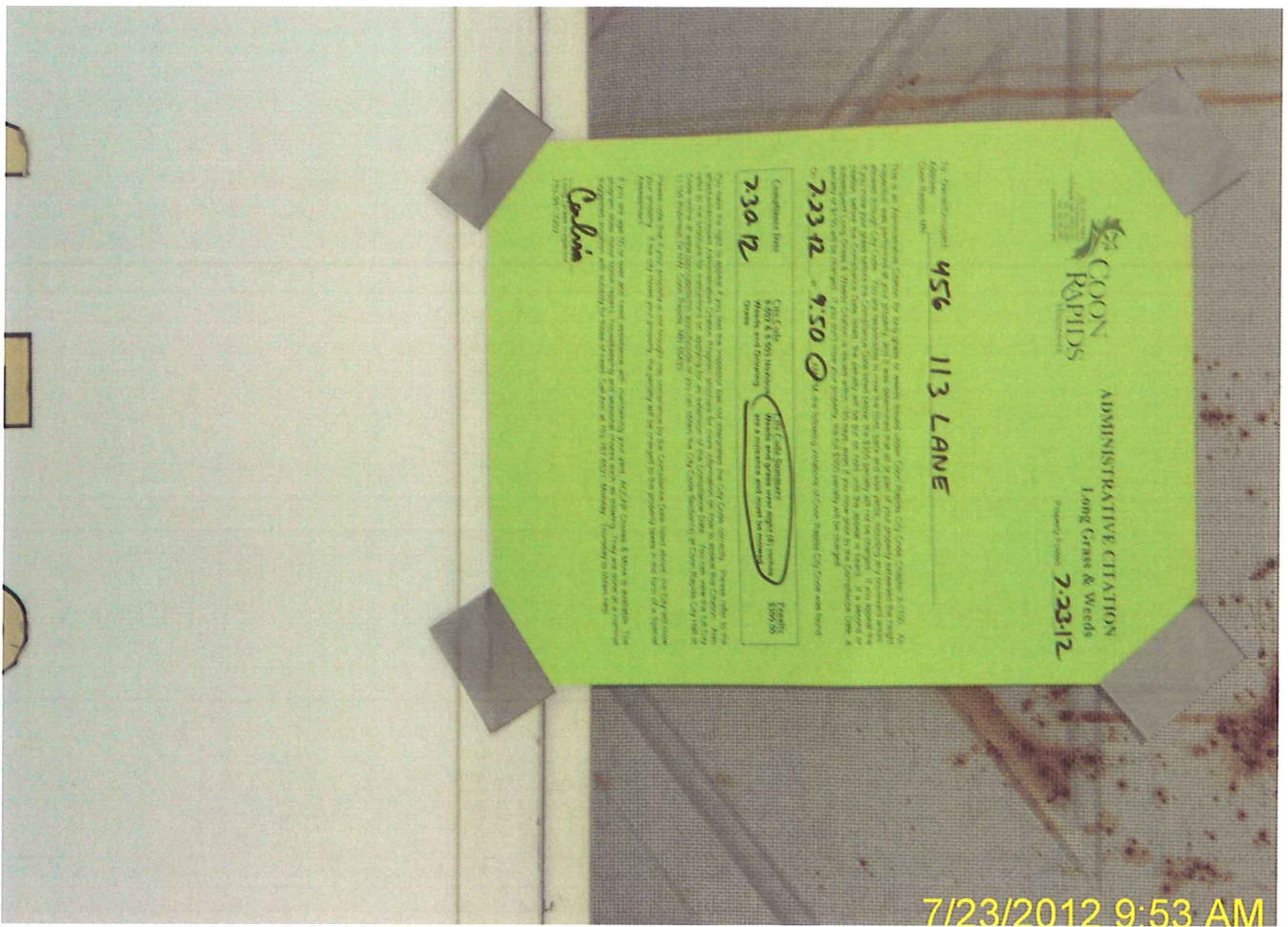
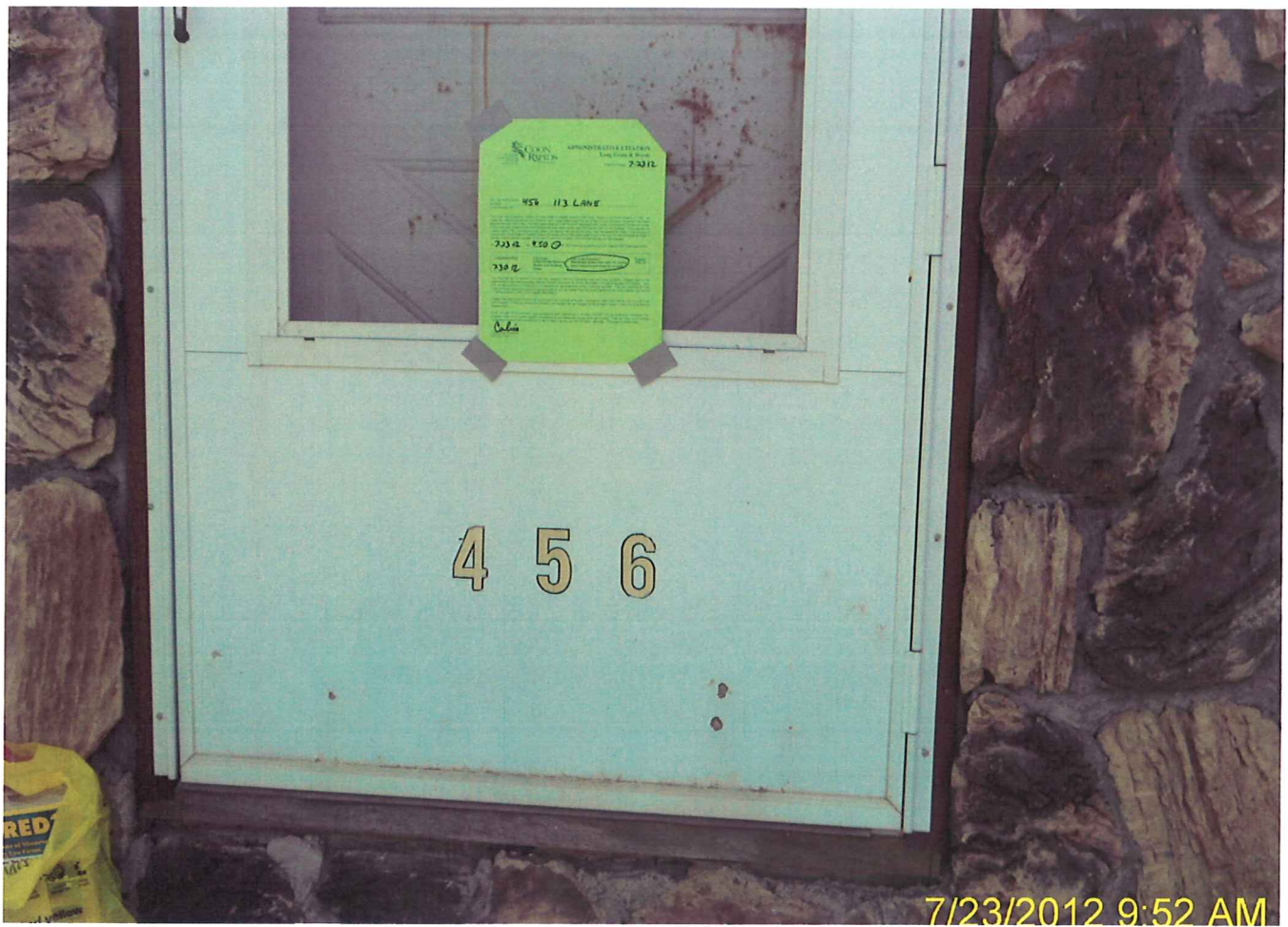
For more information, please refer to the citation posted at your property or call 763-951-7202.

Long Grass Inspector
763-951-7202

VACANT









July 23, 2012

BECKER EUGENE V
456 113TH LN NW
COON RAPIDS, MN 55448

Address: **456 113TH LN**
COON RAPIDS, MN 55448

Administrative Citation: **#49498**

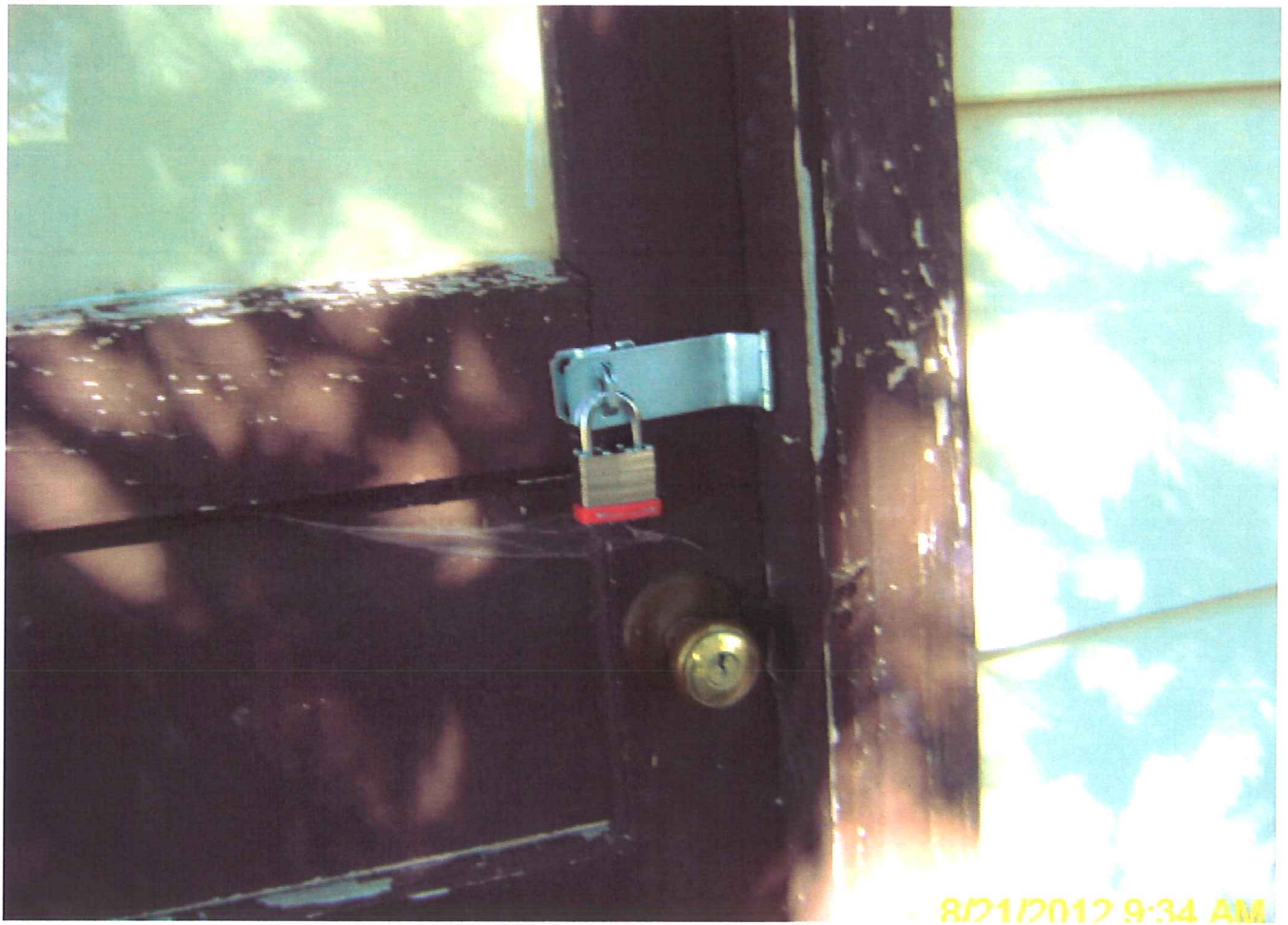
PIN: 133124310048

Your property in Coon Rapids was recently posted with an Administrative Citation for long grass. In the City of Coon Rapids, grass and/or weeds cannot be taller than 8" in height. Anoka County Property Records identifies you as the taxpayer/property owner of 456 113TH LN, and for this reason, this letter is being sent to you to ensure you are aware of the long grass citation at your property. If your property is mowed by 07/30/2012, the \$300 penalty will not be charged.

For more information, please refer to the citation posted at your property or call 763-951-7202.

Long Grass Inspector
763-951-7202







ADMINISTRATIVE CITATION

Citation #45950-21371

EUGENE BECKER ISSUE DATE 8/7/2012
456 113TH LANE NW
COON RAPIDS, MN 55433

Address: **456 113TH LN**
 COON RAPIDS, MN

PIN #: 133124310048

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 8/7/12 the following violation(s) of Coon Rapids City Code was found:

<u>Compliance Date</u>	<u>City Code</u>	<u>City Code Summary</u>	<u>Penalty</u>
COMPLIANCE DATE : 8/16/2012 SECURE DETACHED GARAGE	12-312	Vacant buildings must be secured and property maintained. Property remaining vacant 120 days or more may be assessed a monitoring fee.	\$300.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, the penalty is immediately due. All costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Leya Drabczak
Housing Inspector
763-767-6420

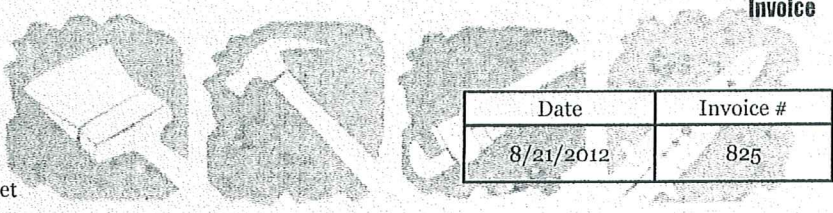
Invoice

flos remodeling

9781 monroe st ne
blaine, MN 55434

Phone # 6127517117
Fax # 7637833504

fdmagadan@comcast.net



Date	Invoice #
8/21/2012	825

Bill To
city coon rapids 11155 robinson dr coon rapids, mn 55433

P.O. No.	Terms	Project
58812		

Quantity	Description	Rate	Amount
	456 113th lane. (trip fee)	50.00	50.00
	lock and hasp service door to garage	30.00	30.00
2	labor	55.00	110.00
<div data-bbox="181 1757 667 1845" data-label="Text"> <p>APPROVED TO PAY AND ASSESS BACK TO PROPERTY TAXES</p> </div> <div data-bbox="79 1827 128 1858" data-label="Text"> <p>leya</p> </div>		Total	\$190.00









ADMINISTRATIVE CITATION

Citation #50041-21503

EUGENE BECKER
456 113TH LN NW
COON RAPIDS, MN 55448

Issue Date: 8-16-2012

Address: **456 113TH LN**
COON RAPIDS, MN

PIN #: 133124310048

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 8/7/12 the following violation(s) of Coon Rapids City Code was found:

<u>Compliance Date</u>	<u>City Code</u>	<u>City Code Summary</u>	<u>Penalty</u>
8-23-2012 remove building materials, misc junk and debris from exterior storage	08-109	Any item not intended for outdoor storage is not permitted to be stored outdoors. (Vehicle parts, fluids and accessories, building materials, upholstered furniture, brush, etc.)	\$300.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, the penalty is immediately due. All costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Adam Mitlyng
Code Enforcement
763-767-6470















Invoice

flos remodeling

9781 monroe st ne
blaine, MN 55434

Phone # 6127517117
Fax # 7637833504

fdmagadan@comcast.net

Date	Invoice #
8/24/2012	834

Bill To
city coon rapids 11155 robinson dr coon rapids, mn 55433

P.O. No.	Terms	Project
58812		

Quantity	Description	Rate	Amount
3	456 113th lane. (trip fee)	50.00	50.00
	garbage fee	60.00	60.00
	labor	55.00	165.00
Adam		Total	\$275.00



Board of Adjustment and Appeals - Regular Session

14.

Meeting Date: 11/01/2012

Subject: Special Assessment Objection, Lisa and Gamal Metwaly, 341 104th Lane, 24-31-24-42-0035, Case 12-40V

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

Unpaid penalties and/or costs associated with code enforcement action against the subject property in the amount of \$300 are proposed to be assessed against the property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The amount of \$300 is for an expired rental license administrative citation.

The renewal date for the rental license at this property is April 1st of each year. A City housing inspector mailed a renewal form to the property owner (at their Apple Valley address) on January 26, 2012. The form was not returned to the City and there was no communication from the property owner, so an administrative citation (\$300) and a copy of the renewal form was sent to the property owner on July 10, 2012, with a compliance date of July 24, 2012. There still was no contact from the property owner, so the \$300 was charged and a second (\$600) administrative citation was issued on July 30, 2012, with a compliance date of August 15, 2012. The renewal form and license fees were received on August 16, 2012, so the license was renewed and the second citation was not charged to the property.

The rental dwelling license for this property is now current and the property is compliant. The rental license will renew again on April 1, 2013, at which time the City will require a rental inspection and the license to be renewed if it remains a rental dwelling at that time.

ACTION REQUESTED

In Case 12-40V, it is requested that the Board of Adjustment and Appeals recommend the City Council affirm the \$300 special assessment in its entirety.

Attachments

Case 12-40V documents

12-40V
Received 10/16/2012
2:30pm

#24-31-24-42-0035

Lisa Metwaly
7275 130th St. West
Apple Valley, MN 55124

City of Coon Rapids
Neighborhood Reinvestment Division
Attn: ADCAP
11155 Robinson Drive NW
Coon Rapids, MN 55433

Re: 341 104th Lane NW
Citation Number: 30306-20977

To whom it may concern;

I'm grateful to have the \$300 abatement charged cleared because I feel there has been a misunderstanding.

Our meticulous records show that no notice of an expired license was received until 7/10/12. For the last two years our records show the bill for the April 1st renewal deadline was postmarked on 3/9/2010 and 2/23/2011.

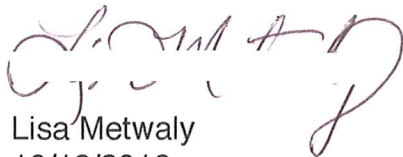
As soon as notice was received, a check in the amount of \$100 was sent on 7/13/2012 but not cashed until 8/17/2012.

Both my husband and I have outstanding credit. When a bill arrives we pay it, marking the date sent on the outside of the original envelope.

Neither my husband or I have ever been in trouble with the law. We keep our property in excellent shape and feel that our contributions to the community are all positive.

Thank you kindly for your consideration in this matter.

With gratitude,



Lisa Metwaly
10/16/2012

Case # 12-40V



License Fee: \$100.00

License No. 30306

RENTAL DWELLING LICENSE

By order of the Coon Rapids City Council, a license is hereby granted to:

GAMAL METWALY
TO OPERATE A RENTAL DWELLING AT

341 104TH LN

in the City of Coon Rapids, County of Anoka, State of Minnesota, for the period commencing April 1, 2012 and terminating on April 1, 2013 at midnight.

This license is granted pursuant to the submitted application and payment of fees therefore. This license is subject to the laws and rules of the State of Minnesota and the City Code and regulations of the City of Coon Rapids pertaining thereto, and is subject to suspension or revocation for violation thereof. This license is non-transferable.

In testimony whereof, we have hereunto subscribed our names and affixed the seal of the City of Coon Rapids this day of August 16, 2012.

ATTEST:


Michelle Posch, Compliance Official

Lisa Cotter Mutually
7275 130th St. West
St. Paul, MN 55124
What is a better life to you?

127275

7573

7515/2000
8101731800

Pay to the Order of City of Coon Rapids

Date

\$100.00

One Hundred 00/100

Dollars



Wings Financial
14685 Glacier Avenue
Suite 100
Apple Valley, MN 55124

Thank you,
Coon Rapids

For

341-104th Lane

Pay 1479

Majority: Write-in: Braided Exchange Checks 1-800-328-5104 www.braidedexchangechecks.com

©Allison Geographic Image Collection



Property Report

Report Date: 10/23/2012

PROPERTY ADDRESS: 341 104TH LN

Work Order #30306

05/26/2009 Rental Renewal

PIN: 243124420035

OPEN

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
Communicate w owner		8/10/09	DEGRANDE, KRISTIN	Property owner Jamal called to confirm license information and renewal date.
Communicate w owner		1/28/10	DRABCAZAK, LEYA	RENEWAL SENT; FEE \$ 170
Applications		2/22/10	POSCH, MICHELLE	recvd appl & lease w/addem
Fee Paid		2/22/10	POSCH, MICHELLE	PD \$170 CK NO 2622, 02/18/10
Crime Free Training		2/22/10	POSCH, MICHELLE	ATTENDED 02/17/10 CRPD - GAMAL METWALY
Rental Inspection		3/11/10	POSCH, MICHELLE	INSPECTION 03/11/10 @10:3AM - LD 0 POINTS 3 YEAR INSPECTION CYCLE (next inspection 2013)
License issued		3/11/10	POSCH, MICHELLE	0 POINTS 3 YEAR INSPECTION CYCLE
Information Sent		2/15/11	DRABCAZAK, LEYA	renewal sent 100.00
Fee Paid		2/23/11	POSCH, MICHELLE	PD \$100 CK NO 2640
License issued		2/23/11	POSCH, MICHELLE	renewal sent 100.00
INFORMATION SENT		1/26/12	DRABCAZAK, LEYA	
Next Inspection Due	4/1/13			
License Renewal Due		4/1/12		
CITATION ISSUED		7/10/12	DRABCAZAK, LEYA	COMPLIANCE 7/24/2012 OBTAIN RENTAL LICENSE 300.00
CITATION FEE APPLIED		7/30/12	DRABCAZAK, LEYA	300.00 no rental license
CITATION ISSUED		7/30/12	DRABCAZAK, LEYA	600.00 no rental license
FEE PAID		8/16/12	POSCH, MICHELLE	PD \$100 CK NO 7573
LICENSE ISSUED		8/16/12	POSCH, MICHELLE	
LICENSE RENEWAL DUE	4/1/13			
COMMUNICATE W OWNER		10/4/12	DEGRANDE, KRISTIN	Owner Lisa Metwaly called with questions re: pending assessments. I returned call and left a vm. She called back and we discussed her pending assessments.
COMMUNICATE W OWNER		10/5/12	DRABCAZAK, LEYA	OWNER CALLED TO DISCUSS THE 300 CITATION FEE.
COMMUNICATE W OWNER		10/16/12	DEGRANDE, KRISTIN	Owner Lisa called and left 3 messages this morning about the pending assessment. Would like to have the \$300 removed without having to appeal. I returned her call and left a vm - she would have to submit a written appeal to be considered.

PROPERTY ADDRESS: 341 104TH LN

PIN: 243124420035

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To	ISSUE DATE
12-900 Rental Dwelling License Required.	7/10/12	300.00	DRABCZAK, LEYA	COMPLIANCE 7/24/2012 OBTAIN RENTAL LICENSE	METWALY GAMAL 7/10/2012	
12-900 Rental Dwelling License Required.	7/30/12	600.00	DRABCZAK, LEYA	COMPLIANCE DATE 8/15/2012 RENEW RENTAL LICENSE	7275 130TH ST W APPLE VALLEY, MN 55124 METWALY GAMAL 7/30/2012	
					7275 130TH ST W APPLE VALLEY, MN 55124	

Files attached to this work order:

\\cr-fs2\applications\cityworks\serverfiles\WorkOrder\30306\20120816090416453.pdf
 \\cr-fs2\applications\cityworks\serverfiles\Code Enforcement Files\Housing\Rental Licenses\341 104TH LN CERT.doc
 \\cr-fs2\applications\cityworks\serverfiles\Code Enforcement Files\Housing\Rental orders point checklist\341 104TH LN.doc
 \\cr-fs2\applications\cityworks\serverfiles\Code Enforcement Files\Housing\Rental Licenses\341 104TH LN.doc
 \\cr-fs2\applications\cityworks\serverfiles\Rental Database\rental insp letter\341 104TH LN.doc
 \\cr-fs2\applications\cityworks\serverfiles\Rental Database\rental licenses\341 104TH LN LIC 2011.doc

Work Order #30307

04/01/2010 Rental Renewal

CANCEL

Task Name

Scheduled Start

Actual Start

Assigned To

COMMENTS

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
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Files attached to this work order:

End of Report for 341 104TH LN



Rental License Renewal Application

January 26, 2012

GAMAL METWALY
7275 130TH ST W
APPLE VALLEY, MN 55124

The Rental License for this property expired: 4/1/12

The rental inspection was be in: 2013

Please verify all information and make corrections as needed:

RENTAL ADDRESS	341 104TH LN		
OWNER NAME	GAMAL METWALY	COMPLEX NAME	
OWNER ADDRESS	7275 130TH ST W	RENTAL TYPE	SINGLE FAMILY
OWNER CITY STATE ZIP	APPLE VALLEY, MN 55124	NUMBER OF BUILDINGS	1
OWNER PHONE NO.	952-432-6464 OR 612-386-5289 C	NUMBER OF UNITS	1
OWNER DOB		MANAGER NAME	
AGENT NAME		MANAGER PHONE	
AGENT ADDRESS		ONSITE MANAGER	
AGENT CITY STATE ZIP		ONSITE MGR ADDRESS	
AGENT PHONE NO.		ONSITE MGR PHONE NO.	
AGENT DOB		EMERGENCY PHONE	
EMAIL ADDRESS			

Do you still own this property? Yes No If no, date of sale: _____

Name and address of Buyer: _____

Our records indicate that your Rental License needs to be renewed. Please submit the license fee payment of **\$100.00** along with this completed form within 30 days of the date of this letter. Please include the address of the rental property on your check. If an inspection is required, you will be notified by mail. An inspection letter will be sent indicating the date and time of your Rental Inspection. If no inspection is required, your Rental License will be mailed to you.

If you have any questions, please contact Michelle Posch, Housing Inspector, at 763/767-6575.

Signature: _____ Date: _____

WO# 30306

14



ADMINISTRATIVE CITATION

Citation #30306-20977

METWALY GAMAL ISSUE DATE 7/10/2012
7275 130TH ST W
APPLE VALLEY, MN 55124

Address: **341 104TH LN**
 COON RAPIDS, MN

PIN #: 243124420035

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 7/10/12 the following violation(s) of Coon Rapids City Code was found:

<u>Compliance Date</u>	<u>City Code</u>	<u>City Code Summary</u>	<u>Penalty</u>
COMPLIANCE 7/24/2012 OBTAIN RENTAL LICENSE	12-900	No person shall occupy a rental unit prior to obtaining a rental license.	\$300.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, the penalty is immediately due. All costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Leya Drabczak
Housing Inspector
763-767-6420



Rental License Renewal Application

July 10, 2012

GAMAL METWALY
7275 130TH ST W
APPLE VALLEY, MN 55124

The Rental License for this property expires:

The next rental inspection will be in: 2013

Please verify all information and make corrections as needed:

RENTAL ADDRESS	341 104TH LN		
OWNER NAME	GAMAL METWALY	COMPLEX NAME	
OWNER ADDRESS	7275 130TH ST W	RENTAL TYPE	SINGLE FAMILY
OWNER CITY STATE ZIP	APPLE VALLEY, MN 55124	NUMBER OF BUILDINGS	1
OWNER PHONE NO.	952-432-6464 OR 612-386-5289 C	NUMBER OF UNITS	1
OWNER DOB	MANAGER NAME		
AGENT NAME	MANAGER PHONE		
AGENT ADDRESS	ONSITE MANAGER		
AGENT CITY STATE ZIP	ONSITE MGR ADDRESS		
AGENT PHONE NO.	ONSITE MGR PHONE NO.		
AGENT DOB	EMERGENCY PHONE		
EMAIL ADDRESS			

Do you still own this property?

☒ Yes ☐ No

If no, date of sale: _____

Name and address of Buyer: _____

Our records indicate that your Rental License needs to be renewed. Please submit the license fee payment of **\$100.00** along with this completed form within 30 days of the date of this letter. Please include the address of the rental property on your check. If an inspection is required, you will be notified by mail. An inspection letter will be sent indicating the date and time of your Rental Inspection. If no inspection is required, your Rental License will be mailed to you.

If you have any questions, please contact Leya Drabczak, Housing Inspector, at 763/767-6420.

Signature: _____

Date: _____

7/13/12

WO# 30306



ADMINISTRATIVE CITATION

Citation #30306-21253

METWALY GAMAL ISSUE DATE 7/30/2012
7275 130TH ST W
APPLE VALLEY, MN 55124

Address: **341 104TH LN**
 COON RAPIDS, MN

PIN #: 243124420035

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 7/30/12 the following violation(s) of Coon Rapids City Code was found:

<u>Compliance Date</u>	<u>City Code</u>	<u>City Code Summary</u>	<u>Penalty</u>
COMPLIANCE DATE 8/15/2012 RENEW RENTAL LICENSE	12-900 Rental	No person shall occupy a rental unit prior to obtaining a rental license.	\$600.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, the penalty is immediately due. All costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Leya Drabczak
Housing Inspector
763-767-6420



License Fee: \$100

License No. 30306

**COON
RAPIDS**
Minnesota

**RENTAL DWELLING
LICENSE**

By order of the Coon Rapids City Council, a license is hereby granted to:

**GAMAL METWALY
TO OPERATE A RENTAL DWELLING AT**

341 104TH LANE

in the City of Coon Rapids, County of Anoka, State of Minnesota, for the period commencing April 1, 2011 and terminating on April 1, 2012 at midnight.

This license is granted pursuant to the submitted application and payment of fees therefore. This license is subject to the laws and rules of the State of Minnesota and the City Code and regulations of the City of Coon Rapids pertaining thereto, and is subject to suspension or revocation for violation thereof. This license is non-transferable.

In testimony whereof, we have hereunto subscribed our names and affixed the seal of the City of Coon Rapids this day of FEBRUARY 23, 2011.

ATTEST:

Michelle Posch, Compliance Official



Board of Adjustment and Appeals - Regular Session

15.

Meeting Date: 11/01/2012

Subject: Special Assessment Objection, Cherie Winchester, 2241 Coon Rapids Boulevard,
22-31-24-23-0003, Case 12-41V

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

Unpaid penalties and/or costs associated with code enforcement action against the subject property in the amount of \$300 are proposed to be assessed against the property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The amount of \$300 is for a parking off pavement administrative citation (second offense).

A City inspector went out to the property on May 1, 2012, to investigate vehicles being parked off pavement and a TV and computer monitor at the curb. Administrative citations were issued for each offense (\$300 each) with a compliance date of May 10, 2012. The reinspection took place on May 11, 2012, and the property was found to be compliant at that time so the citation penalty was not charged to the property.

A City inspector went out to the property on August 30, 2012, to investigate vehicles being parked off pavement and a couch at the curb. The City inspector went back out to the property on September 4, 2012, and there was no change. An administrative citation would have been issued but the property owner was on site so the City inspector explained the violations and that they had until September 10, 2012, to bring the property into compliance. The City inspector came back on September 11, 2012, to find the couch gone but the cars still parked off pavement, so a second offense administrative citation (\$600) was issued with a compliance date of September 18, 2012. The reinspection took place on September 21, 2012, at which time the property was compliant so half of the citation penalty (\$300) was waived and half charged to the property.

ACTION REQUESTED

In Case 12-41V, it is requested that the Board of Adjustment and Appeals recommend the City Council affirm the \$300 special assessment in its entirety.

Attachments

Case 12-41V documents

12-41V



To Whom It May Concern:

10/16/2012

Please accept this letter as an official request to appeal the \$300.00 assessment on my property located @ 2241 Coon Rapids Blvd NW PIN# 22-31-24-23-0003

My son had parked his vehicle for sale on the side of my driveway. I received notice to move it by 10/18/2012. My son had lost his keys and when his girlfriend found them her brother helped her move it as my son was at work. During this time I was very sick with pneumonia and on bed rest so I couldn't even help locating the keys. The car was moved late morning on 10/18/2012.

I'm unemployed and my son moved home to help me with the bills. I'm throwing my situation on the mercy of the Council in the hopes that you will abate my citation fee or perhaps lower it as I am financially struggling. I thank you for any consideration you allow. Sincerely,

C. J. J. J. J. J.

Case# 12-41V

PROPERTY ADDRESS: 2241 COON RAPIDS BLVD

PIN: 223124230003

Work Order #47853

05/03/2012 Yard And Lot Issues

CLOSED

<u>Task Name</u>	<u>Scheduled Start</u>	<u>Actual Start</u>	<u>Assigned To</u>	<u>COMMENTS</u>
INSPECTION 1		5/1/12	MITLYNG, ADAM	
CITATION ISSUED		5/3/12	MITLYNG, ADAM	pop, tv at curb
CITATION REINSPECT	5/11/12	5/11/12	MITLYNG, ADAM	compliant
COMPLIANCE		5/14/12	MITLYNG, ADAM	
~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.				
<u>City Code</u>	<u>Inspection Date</u>	<u>Fine</u>	<u>Inspected By</u>	<u>Compliance Date & Instructions</u>
08-109 Junk Cars and Building Materials.	5/1/12	300.00	MITLYNG, ADAM	5-10-2012 remove television, computer monitor from exterior storage
11-705(10) Parking and Drives.	5/1/12	300.00	MITLYNG, ADAM	5-10-2012 discontinue parking off pavement in the front and side yards
				<u>Citation Issued To</u> CHERIE WINCHESTER <u>Issue Date:</u> 5-03-2012 2241 COON RAPIDS BLVD NW COON RAPIDS, MN 55433

Files attached to this work order:

PROPERTY ADDRESS: 2241 COON RAPIDS BLVD

PIN: 223124230003

Work Order #50414

09/11/2012 Yard And Lot Issues

CLOSED

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
COMMUNICATE W OWNER		9/4/12	INGVALSON, DREW	Spoke with landowner about code violations at property (couch near street and vehicles pop). I explained what needed to be done to become compliant and said I would be back to inspect the property 9/10/2012.
INSPECTION 1		9/11/12	INGVALSON, DREW	Multiple vehicles parked off pavement.
CITATION ISSUED		9/11/12	INGVALSON, DREW	\$600, previous citation given on 5/3/2012
CITATION REINSPECT	9/19/12	9/21/12	INGVALSON, DREW	Vehicle no longer parked off pavement. Compliant.
CITATION FEE APPLIED		9/21/12	INGVALSON, DREW	1/2 of \$600 Citation Fee Applied. In total, \$300 Citation Fee Applied.
COMPLIANCE		9/21/12	INGVALSON, DREW	
COMMUNICATE W OWNER		10/16/12	DEGRANDE, KRISTIN	Homeowner Cherie Winchester 763-447-9667 called re: pending assessments. She is wondering why she is being charged if they had moved the car by the deadline. I returned call and left a vm - 1/2 of citation amount is charged if a 2nd violation.

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
11-705(10) Parking and Drives.	9/11/12	600.00	INGVALSON, DREW	9/18/2012 Discontinue parking off pavement in the front and side yards.	CHERIE R WINCHESTER ISSUED 9/11/2012 2241 COON RAPIDS BLVD NW COON RAPIDS, MN 55433

Files attached to this work order:

End of Report for 2241 COON RAPIDS BLVD





ADMINISTRATIVE CITATION

Citation #47853-20330

CHERIE WINCHESTER
2241 COON RAPIDS BLVD NW
COON RAPIDS, MN 55433

Issue Date: 5-03-2012

Address: **2241 COON RAPIDS BLVD**
COON RAPIDS, MN

PIN #: 223124230003

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 5/1/12 the following violation(s) of Coon Rapids City Code was found:

<u>Compliance Date</u>	<u>City Code</u>	<u>City Code Summary</u>	<u>Penalty</u>
5-10-2012 remove television, computer monitor from exterior storage	08-109	Any item not intended for outdoor storage is not permitted to be stored outdoors. (Vehicle parts, fluids and accessories, building materials, upholstered furniture, brush, etc.)	\$300.00
5-10-2012 discontinue parking off pavement in the front and side yards	11-705(10) Pa	Parking is prohibited within the front and side yards except on improved surfaces.	\$300.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, the penalty is immediately due. All costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Adam Mitlyng
Code Enforcement
763-767-6470









ADMINISTRATIVE CITATION

Citation #50414-21672

CHERIE R WINCHESTER
2241 COON RAPIDS BLVD NW
COON RAPIDS, MN 55433

ISSUED 9/11/2012

Address: **2241 COON RAPIDS BLVD**
COON RAPIDS, MN

PIN #: 223124230003

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 9/11/12 the following violation(s) of Coon Rapids City Code was found:

<u>Compliance Date</u>	<u>City Code</u>	<u>City Code Summary</u>	<u>Penalty</u>
9/18/2012 Discontinue parking off pavement in the front and side yards.	11-705(10) Pa	Parking is prohibited within the front and side yards except on improved surfaces.	\$600.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, the penalty is immediately due. All costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Drew Ingvalson
Code Enforcement
763-767-6533





Board of Adjustment and Appeals - Regular Session

16.

Meeting Date: 11/01/2012

Subject: Special Assessment Objection, Neil Fleahman, 2137 109th Avenue, 15-31-24-34-0104, Case 12-42V

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

Unpaid penalties and/or costs associated with code enforcement action against the subject property in the amount of \$750 are proposed to be assessed against the property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The amount of \$750 is for an excessive use fee (\$150) and two administrative citations for expired tabs on a vehicle (\$300 each).

A City inspector went out to the property on June 20, 2012, to investigate expired tabs on a vehicle. An administrative citation was issued and sent to the property owner (same address) on June 21, 2012, with a compliance date of June 28, 2012. The reinspection took place on June 29, 2012, at which time the license plate tabs had not been renewed, so a second administrative citation (\$600) was issued on July 2, 2012. The compliance date had been set for July 9, 2012, and the reinspection took place on July 10, 2012. The license tabs were found to be renewed and the property compliant upon this reinspection, so half of the citation penalty (\$300) was waived and half was charged to the property.

Additionally, an excessive use fee (\$150) was charged on the property on June 20, 2012. The property owner had received two administrative citations for similar issues in September 2011 and November 2011, and the June 2012 citation triggered the charging of the excessive use fee.

ACTION REQUESTED

In Case 12-42V, it is requested that the Board of Adjustment and Appeals recommend the City Council affirm the \$750 special assessment in its entirety.

Attachments

Case 12-42V documents

12-42V

TO Whome it my concerne!

Received 10/14/12
6:50pm

I am writing this as a formal objection to the fine imposed on me. My property is located at 2137 104th Ave Coon Rapids Mn 55433.

The PIN# on the letter of notice is 15⁻³¹⁻24-34-0104

Neil Fleahman

✓ 1 1 11
- . . /

Reasons as to why I would like this to change.

- ① I know it's not really an excuse but my roommate didn't give me this mail until 7-8-12 on which I purchased tabs for vehicle as soon as possible I believe 7-9-12 after I was done with work.
- ② \$750.00 seems a little high being that this same ticket is under \$120.00 for operating the vehicle on the street.
- ③ This was primarily an offroad vehicle which was licensed just to have it in my driveway and tabs weren't high on my list of things to remember.

10-16-12

✓ 1 1 11
- . . /

Case # 12-42V

\$750.



Property Report

Report Date: 10/23/2012

PROPERTY ADDRESS: 2137 109TH AVE

PIN: 153124340104

CLOSED

Work Order #45376

09/20/2011 Yard And Lot Issues

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		9/16/11	MITLYNG, ADAM	
CITATION ISSUED		9/20/11	MITLYNG, ADAM	
CITATION REINSPECT	9/28/11	9/29/11	MITLYNG, ADAM	items gone
COMPLIANCE		9/29/11	MITLYNG, ADAM	

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
8-109 Junk Cars and Building Materials.	9/16/11	300.00	MITLYNG, ADAM	9-27-2011 remove building materials, auto parts, misc junk and debris from exterior storage	NEIL FLEAHMAN Issue Date: 9-27-2011 2137 109TH AVE NW COON RAPIDS, MN 55433
11-705(10) Parking and Drives.	9/16/11	300.00	MITLYNG, ADAM	9-27-2011 discontinue parking off pavement in the front and side yards	

Files attached to this work order:

PROPERTY ADDRESS: 2137 109TH AVE

PIN: 153124340104

Work Order #46084

11/07/2011 Yard And Lot Issues

CLOSED

<u>Task Name</u>	<u>Scheduled Start</u>	<u>Actual Start</u>	<u>Assigned To</u>	<u>COMMENTS</u>
INSPECTION 1		11/4/11	MITLYNG, ADAM	
CITATION ISSUED		11/7/11	MITLYNG, ADAM	park off pave
CITATION REINSPECT	11/15/11		MITLYNG, ADAM	

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

<u>City Code</u>	<u>Inspection Date</u>	<u>Fine</u>	<u>Inspected By</u>	<u>Compliance Date & Instructions</u>	<u>Citation Issued To</u>
11-705(10) Parking and Drives.	11/4/11	600.00	MITLYNG, ADAM	11-14-2011 discontinue parking off pavement in the front and side yards	NEIL FLEAHMAN Issue Date: 11-07-2011 2137 109TH AVE NW COON RAPIDS, MN 55433

Files attached to this work order:

PROPERTY ADDRESS: 2137 109TH AVE

PIN: 153124340104

Work Order #48843

06/20/2012 Yard And Lot Issues

CLOSED

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS	Citation Issued To
INSPECTION 1		6/20/12	INGVALSON, DREW	ex tabs on VZG-827	
CITATION ISSUED		6/21/12	INGVALSON, DREW	\$300	issued
CITATION REINSPECT	6/29/12	6/29/12	INGVALSON, DREW	no change. license plate tabs still not current	
EXCESSIVE USE		6/20/12	INGVALSON, DREW	previous citations on 11/2011 and 9/2011 - \$150 applied	
CITATION FEE APPLIED		7/2/12	INGVALSON, DREW	\$300	
CITATION ISSUED		7/2/12	INGVALSON, DREW	\$600 expired tabs	
CITATION REINSPECT	7/10/12	7/10/12	INGVALSON, DREW	tabs are now current. Compliant.	
CITATION FEE APPLIED		7/10/12	INGVALSON, DREW	second offense. Half of \$600 citation applied - \$300	
COMPLIANCE		7/10/12	INGVALSON, DREW		
~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.					
City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
11-1831(2) Expired Tabs on Residential Property.	6/20/12	300.00	INGVALSON, DREW	6/28/2012 Expired Tabs (VZG-827), display current registration or remove vehicle from outdoor storage.	NEIL FLEAHMAN 6/21/2012
11-1831(2) Expired Tabs on Residential Property.	6/29/12	600.00	INGVALSON, DREW	7/9/2012 Expired Tabs (VZG-827), display current registration or remove vehicle from outdoor storage.	2137 109TH AVE NW COON RAPIDS, MN 55433
					NEIL FLEAHMAN 7/2/2012
					2137 109TH AVE NW COON RAPIDS, MN 55433

Files attached to this work order:

\\cr-fs2\applications\cityworksserverfiles\WorkOrder\48843\2137 109th Ave.docx

End of Report for 2137 109TH AVE

16.





ADMINISTRATIVE CITATION

Citation #48843-20846

NEIL FLEAHMAN issued 6/21/2012
2137 109TH AVE NW
COON RAPIDS, MN 55433

Address: **2137 109TH AVE**
COON RAPIDS, MN

PIN #: 153124340104

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 6/20/12 the following violation(s) of Coon Rapids City Code was found:

<u>Compliance Date</u>	<u>City Code</u>	<u>City Code Summary</u>	<u>Penalty</u>
6/28/2012 Expired Tabs (VZG-827), display current registration or remove vehicle from outdoor storage.	11-1831(2)	All vehicles parked or stored on residential property must display current registration.	\$300.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, the penalty is immediately due. All costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Drew Ingvalson
Code Enforcement
763-767-6533

CITY OF COON RAPIDS ASSESSMENT REQUEST

PROPERTY ADDRESS:

PIN #: 15-31-24-34-0104

Name: NEIL FLEAHMAN

Street Address: 2137 109TH AVE NW

City, State, Zip Code: Coon Rapids, MN 55433

OWNER/TAXPAYER ADDRESS

(IF DIFFERENT FROM ABOVE):

Name:

Street Address:

City, State, Zip Code:

CODE VIOLATION DESCRIPTION:

Excessive Consumption

If Other, Please Describe:

DATE OF VIOLATION:

DATE OF POSTING:

DATE ABATEMENT COMPLETED:

6/20/2012

Notes:

multiple notice in 12 month period

FINANCE INFORMATION:

ACCOUNT NUMBER & DESCRIPTION:

AMOUNT:

NOTES:

Excessive Consumption (R Code)-40714.4563.200981

\$150.00

Select One

Select One

Select One

Select One

Grand Total:

COMMUNITY DEVELOPMENT

Name: Drew Ingvalson If Other, please type:

Today's Date: 6/20/12

NOTES:

ASSESSING (to be completed by Assessing Dept.):

Date Request Received:

Date Request Put Into Access:

Should Request be Invoiced?

Y

N

If yes, why:





ADMINISTRATIVE CITATION

Citation #48843-20914

NEIL FLEAHMAN issued 7/2/2012
2137 109TH AVE NW
COON RAPIDS, MN 55433

Address: **2137 109TH AVE**
COON RAPIDS, MN

PIN #: 153124340104

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 6/29/12 the following violation(s) of Coon Rapids City Code was found:

<u>Compliance Date</u>	<u>City Code</u>	<u>City Code Summary</u>	<u>Penalty</u>
7/9/2012 Expired Tabs (VZG-827), display current registration or remove vehicle from outdoor storage.	11-1831(2) Ex	All vehicles parked or stored on residential property must display current registration.	\$600.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

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Drew Ingvalson
Code Enforcement
763-767-6533



Board of Adjustment and Appeals - Regular Session

17.

Meeting Date: 11/01/2012

Subject: Special Assessment Objection, Dennis M. Hill, 10861 Kumquat Street, 24-31-24-21-0102, Case 12-43V

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

Unpaid penalties and/or costs associated with code enforcement action against the subject property in the amount of \$600 are proposed to be assessed against the property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The amount of \$600 is for two parking off pavement administrative citations.

A City inspector went out to the property on June 27, 2012, to investigate vehicles being parked off pavement and on the grass. An administrative citation (\$300) was issued and sent to the property owner (same address) with a compliance date of July 5, 2012. The reinspection took place on July 6, 2012, and a vehicle was still parked off pavement, so the citation penalty (\$300) was charged to the property.

Still in violation, a second administrative citation (\$600) was issued with a compliance date of July 16, 2012. Upon reinspection on July 23, 2012, the vehicle was found to be moved and the issue had been brought into compliance. Since this was a second violation, half of the citation penalty (\$300) was waived and half was charged to the property.

Another City Code violation regarding wood storage was found at the property during the July 23, 2012, inspection and an administrative citation was issued, but the property was brought into compliance within the time frame given and no additional citation penalties were charged to the property.

ACTION REQUESTED

In Case 12-43V, it is requested that the Board of Adjustment and Appeals recommend the City Council affirm the \$600 special assessment in its entirety.

Attachments

Case 12-43V documents

Received 10/16/12 at 7pm
12-43V

**CITY OF COON RAPIDS
ASSESSMENT APPEAL FORM**

Complete the following information (PLEASE PRINT):

NAME: Dennis M Hill

ADDRESS OF PROPERTY BEING ASSESSED: 10861 Kumquat St NW

PROPERTY IDENTIFICATION NUMBER: 24-31-24-21-0102

ADDRESS OF PERSON APPEALING (if different than above): 10861 Kumquat St NW

PHONE: RES.: 208-0296 BUS.: _____

AMOUNT OF ASSESSMENT: \$600.00

WHAT IS BEING ASSESSED?:

Car on grass

☒ REASON FOR APPEAL:

not right

Signature: Dennis M Hill

ACTION BY THE BOARD:

OUTCOME OF MOTION: _____

Case # 12-43V



Property Report

Report Date: 10/24/2012

PIN: 243124210102

CLOSED

PROPERTY ADDRESS: 10861 KUMQUAT ST

Work Order #49016

Yard And Lot Issues

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		6/27/12	INGVALSON, DREW	red ford pick up pop
CITATION ISSUED		6/28/12	INGVALSON, DREW	\$300
CITATION REINSPECT		7/6/12	INGVALSON, DREW	Vehicle, red ford pick up, is still parked off pavement on the front lawn.
CITATION FEE APPLIED		7/9/12	INGVALSON, DREW	\$300
CITATION ISSUED		7/9/12	INGVALSON, DREW	\$600
CITATION REINSPECT	7/17/12	7/23/12	INGVALSON, DREW	Vehicle no longer pop.
CITATION FEE APPLIED		7/23/12	INGVALSON, DREW	second offense. half of \$600 citation charged -- \$300
COMPLIANCE		7/23/12	INGVALSON, DREW	

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
11-705(10)	Parking and Drives. #20898	6/27/12 300.00	INGVALSON, DREW	7/5/2012 Discontinue parking off pavement in the front and side yards.	DENNIS M & DELORES I HILL issued 6/28/2012 10861 KUMQUAT ST NW COON RAPIDS, MN 55448
11-705(10)	Parking and Drives. #20951	7/6/12 600.00	INGVALSON, DREW	7/16/2012 Discontinue parking off pavement in the front and side yards.	DENNIS M & DELORES I HILL issued 7/9/2012 10861 KUMQUAT ST NW COON RAPIDS, MN 55448

Work Order #49504

Yard And Lot Issues

CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		7/23/12	INGVALSON, DREW	wood pile on property
CITATION ISSUED		7/23/12	INGVALSON, DREW	\$300
CITATION REINSPECT	7/31/12	8/2/12	INGVALSON, DREW	Fence put up on property. Wood pile is no longer visible from the street. Compliant.
COMPLIANCE		8/6/12	INGVALSON, DREW	

PROPERTY ADDRESS: 10861 KUMQUAT ST

Work Order #49504

Yard And Lot Issues

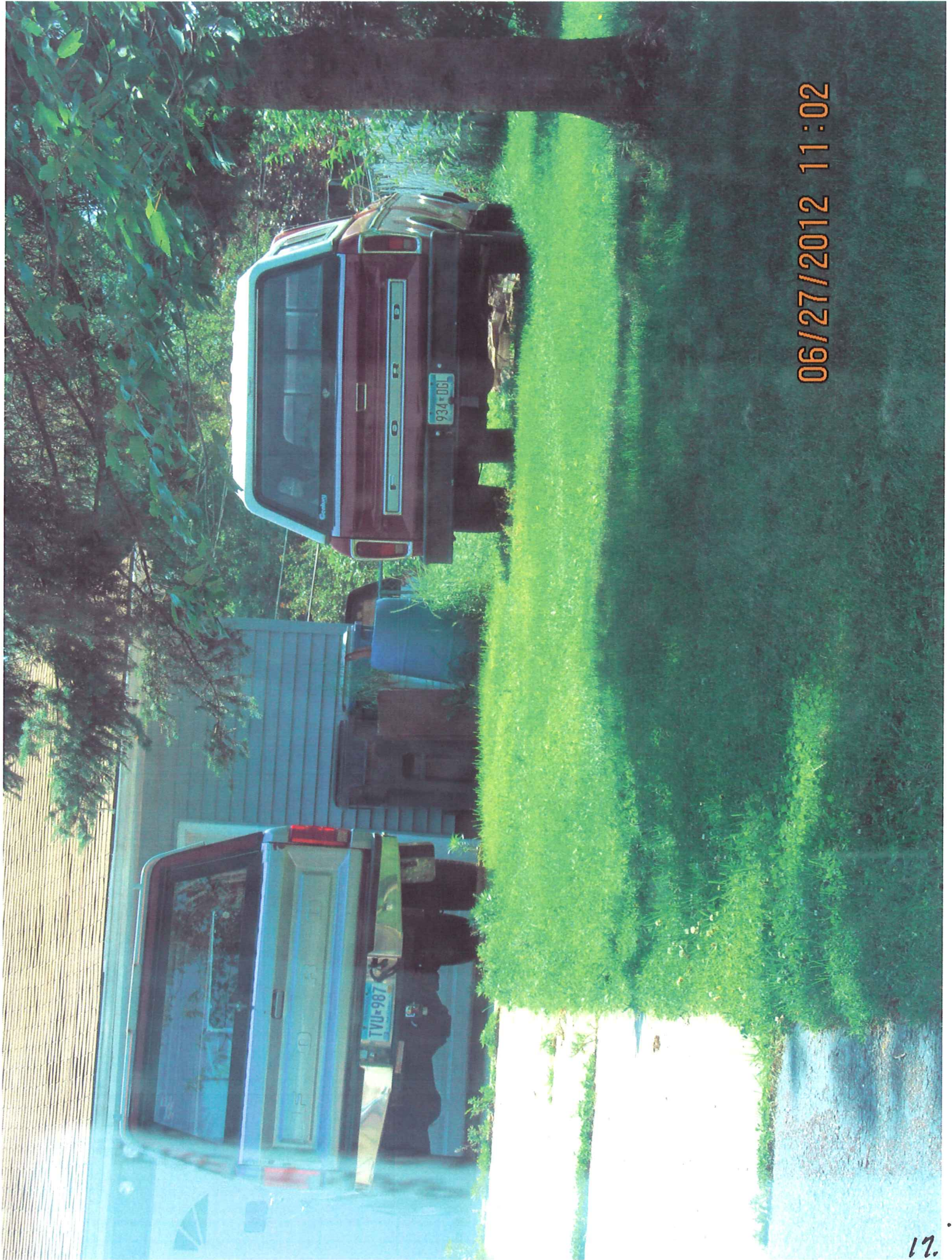
PIN: 243124210102

CLOSED

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Junk Cars and Building	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
08-109	Materials.	7/23/12	300.00	INGVALSON, DREW	7/30/2012 Remove wood pile and any other misc junk and debris from exterior storage.	DENNIS M & DELORES I HILL issued 7/23/2012 10861 KUMQUAT ST NW COON RAPIDS, MN 55448

End of Report for 10861 KUMQUAT ST



06/27/2012 11:02



ADMINISTRATIVE CITATION

Citation #49016-20898

DENNIS M & DELORES I HILL issued 6/28/2012
10861 KUMQUAT ST NW
COON RAPIDS, MN 55448

Address: **10861 KUMQUAT ST**
 COON RAPIDS, MN

PIN #: 243124210102

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On 6/27/12 the following violation(s) of Coon Rapids City Code was found:

<u>Compliance Date</u>	<u>City Code</u>	<u>City Code Summary</u>	<u>Penalty</u>
7/5/2012 Discontinue parking off pavement in the front and side yards.	11-705(10)	Parking is prohibited within the front and side yards except on improved surfaces.	\$300.00

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Drew Ingvalson
Code Enforcement
763-767-6533





ADMINISTRATIVE CITATION

Citation #49016-20951

DENNIS M & DELORES I HILL issued 7/9/2012
10861 KUMQUAT ST NW
COON RAPIDS, MN 55448

Address: **10861 KUMQUAT ST**
COON RAPIDS, MN

PIN #: 243124210102

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 7/6/12 the following violation(s) of Coon Rapids City Code was found:

<u>Compliance Date</u>	<u>City Code</u>	<u>City Code Summary</u>	<u>Penalty</u>
7/16/2012 Discontinue parking off pavement in the front and side yards.	11-705(10) Pa	Parking is prohibited within the front and side yards except on improved surfaces.	\$600.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

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Drew Ingvalson
Code Enforcement
763-767-6533